



A light and spacious three bedroom terraced home set in a quiet position in sought after Westham village. The property has been subject to many updates to include double glazing throughout, updated gas central heating system with replaced boiler and presents as a lovely and comfortable home. Situated in the heart of Westham village, with its excellent local amenities to include access to rail links taking you directly to Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area. Historic buildings and activities such as Pevensey Castle are all within walking distance and Pevensey Bay offers the beach within easy reach with its water sports and activities. The dog friendly beach is a 25 min walk and the castle 5 mins. There are miles of country walks around including the 1066 walk from the Castle and across the stunning Pevensey levels. The accommodation comprises of bright entrance hall, leading onto a double aspect lounge measuring an impressive 18ft.10 in length, with access to the rear garden. There is a well equipped kitchen/breakfast room with space for appliances and opens through to the dining area overlooking the front garden. Upstairs there are three double bedrooms, a bathroom and separate W.C. The rear garden is landscaped and enclosed with a large shed and gated rear access. To the front of the property is a mature lawn. There is a garage in a nearby block.

£325,000

Tenure Freehold | Council Tax Band- C



Entrance Hall- Half glazed UPVc door and double glazed window to front. Laminated flooring. Radiator. Staircase leading to first floor with storage space beneath.

Lounge - 5.74m x 3.3m (18'10" x 10'10")- Double aspect room with double glazed window to front and double glazed window and door to rear garden. Open fireplace. Carpeted with two radiators. Coved ceiling.

Kitchen/Breakfast Room - 3.91m x 3.18m (12'10" x 10'5")- Double glazed window and door to rear. Vinyl flooring and partially tiled walls. Radiator. Deep built in larder cupboard. Fully fitted with a range of wall and base units with space and plumbing for washing machine, fridge/freezer and cooker. Work surfaces with inset stainless steel sink and drainer unit.

Dining Room - 2.44m x 1.93m (8'0" x 6'4")- Double glazed window to front. Laminate flooring. Radiator.

First Floor Landing- Loft access with fitted ladder and part boarding. Carpeted. Inset spotlights.

Bedroom One - 3.78m x 2.92m (12'5" x 9'7")- Double glazed window to front. Deep built in cupboard. Radiator. Coved ceiling.

Bedroom Two - 3.78m x 3.3m (12'5" x 10'10")- Double glazed window to front. Radiator. Coved ceiling.

Bedroom Three - 3.38m x 2.67m (11'1" x 8'9")- Double glazed window to rear. Radiator. Coved ceiling. Built in cupboard housing the updated gas boiler.

Bathroom- Double glazed opaque window to rear. Stripped and painted wooden flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Fitted suite comprising of bath with mixer taps and wash hand basin.

Separate W.C.- Double glazed opaque window to rear. Stripped and painted wooden flooring. W.C.

Rear Garden- Mainly laid to lawn with patio area. Large shed. Fencing surrounds with gated rear access.

Front Garden- Mainly laid to lawn with pathway leading to front of the property.

Garage En Bloc- Located in a nearby block.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENERGY RATING TBC

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



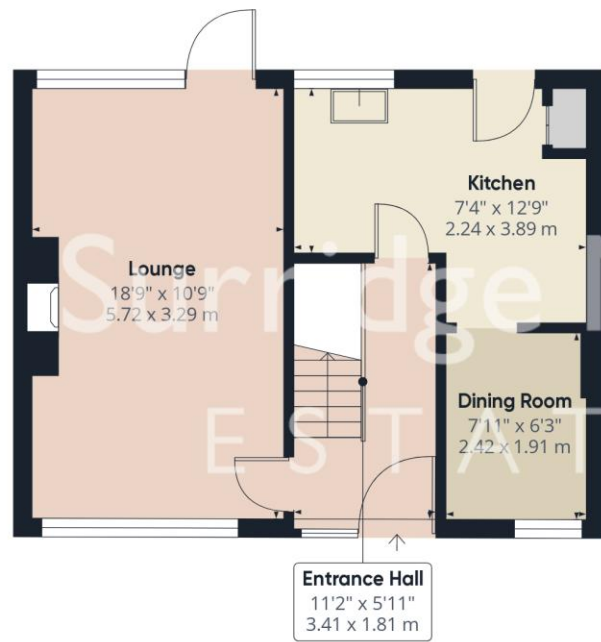
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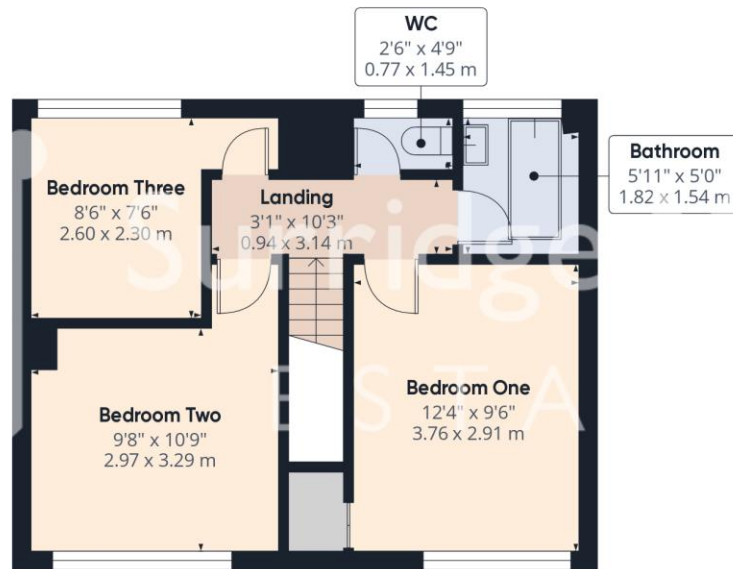


Floor 0

Approximate total area⁽¹⁾

835.27 ft²

77.6 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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