



This exceptional detached four bedroom home in an exclusive position on Gallows Lane Westham is guaranteed to impress. The current owner has paid great care and attention to refurbishing the property to exacting standards and the level of finish throughout is outstanding. In addition the home provides double garaging and an ample amount of additional parking for minimum of four vehicles plus electric car charging point. Set in a cul-de-sac of only six homes and being within easy reach of the village centre and train station the position of the property works extremely well. Further benefits include gas central heating throughout, double glazing with replacement front door, beautifully landscaped gardens with sunken patio providing the perfect area for enjoying the evenings in comfort. The property has been fitted with plantation shutters to most rooms and the living room has a fitted wood burner. There is even a sun tunnel on the first floor landing to give extra light to this space, every detail covered. The accommodation on offer is generous and comprises of entrance porch through to a wide hallway with a stunning glass and oak staircase. The two main reception areas are the living room with rear aspect from double glazed French doors overlooking the garden, and adjoins to the dining room to the front of the property. There is also a study and modern refitted ground floor W.C from the hallway together with the modern and well equipped kitchen which opens through to the breakfast room. Both have the rear aspect and opening the French doors onto the rear garden from the breakfast room adds to the aspect. The breakfast room also allows for access to the double garage. Upstairs there are four good sized bedrooms. The principle bedroom has en-suite shower facilities and the current owner has fitted out bedroom four as a personal dressing room, this can easily be returned to a bedroom. The en-suite and the family bathroom have been refitted with a modern style and design finish and there are built in wardrobes to bedroom two. We are as impressed with the outside space and finish as we are with the inside, with the double garage having electric up and over doors, screeded floor with a resin coat and power and light. There is ample parking to the front of the property with double width driveway and further space to the front of the house if required. The rear garden comprises of laid to lawn with planted borders housing mature shrubs, and paved patio together with the sunken patio with wooden seating. There is a wooden Pergola, power and tap and the garden is fully enclosed with gated side access to the front. Westham itself is a picturesque Sussex village with easy access to historic features such as St Mary's Church, Pevensey Castle, and the village pond, and amenities to include post office/shop, Pevensey & Westham School, hairdressers, café & restaurant/pub. The dog friendly beach is a 25 min walk and the castle 5 mins with miles of country walks around including the 1066 walk from the Castle. It has the advantage of a rural community yet with the mainline train station with access to London, Gatwick Direct, Hastings, Brighton and Eastbourne, there is also a local bus service to Eastbourne town centre with its major shops and entertainments and easy access to A22, A27 and A259.

Guide Price £575,000-£595,000

Tenure Freehold | Council Tax Band- E



2 Gallows Lane, Westham, Pevensey, BN24 5AA

Surridge Mison
ESTATES

Entrance Porch- Double glazed French doors leading to entrance porch with double glazed windows to both sides. Tiled flooring. Casement door leading to entrance hall.

Entrance Hall- Laminate flooring. Radiator with radiator cover. Stairs leading to first floor with small understairs storage cupboard and alcove. Telephone point. Coved ceiling.

Study - 3.06m x 1.87m (10'0" x 6'1")- Double glazed window to front with fitted shutters. Laminated flooring and coved ceiling. Radiator.

Cloakroom- Fully tiled walls and laminated flooring. Radiator. Inset ceiling LED lights. Extractor fan. Wash hand basin set within vanity unit and W.C.

Dining Room - 2.79m x 3.67m (9'1" x 12'0")- Double glazed window to front with fitted shutters. Laminated wood flooring. Radiator and coved ceiling. Wall lights.

Lounge - 4.94m x 3.41m (16'2" x 11'2")- Double glazed windows to rear and double glazed French doors leading to rear garden. Carpeted. Fireplace with fitted wood burner. Radiator. Wall lights. Coved ceiling.

Kitchen - 2.71m x 3.41m (8'10" x 11'2")- Double glazed window to rear. Partially tiled walls and laminated wood flooring. Inset ceiling LED lights. Fully fitted with a range of modern grey wall and base units housing integral fridge/freezer, dishwasher, concealed bin store and eye level Neff electric oven and microwave with glide and slide door. Marble effect work surfaces with inset 4 burner Neff gas hob with fitted cooker hood and composite sink and drainer unit.

Breakfast Room - 4.97m x 2.31m (16'3" x 7'6")- Double glazed window to rear and double glazed French doors leading to rear garden. Laminated wood flooring. Inset ceiling LED lights. Radiator. Personal door leading to double garage. A range of fitted coordinating wall and base units housing integral washing machine. Marble effect work surfaces.

First Floor Landing- Sun tunnel. Glass balustrade staircase. Airing cupboard. Loft access.

Bedroom One - 2.82m x 4.48m (9'3" x 14'8")- Double glazed window to front with fitted shutters. Carpeted. Radiator. Door leading to en-suite shower room. Archway leading to bedroom four/dressing room.

En-Suite Shower Room- Double glazed opaque window to front. Fully tiled walls and vinyl flooring. Inset LED ceiling lights. Chrome towel rail. Extractor fan. Modern suite comprising of double width shower cubicle, wash hand basin set within vanity unit and W.C.

Bedroom Four/Dressing Room - 2.36m x 2.69m (7'8" x 8'9")- Double glazed window to rear with fitted shutters. Carpeted. Radiator. Currently fitted out as a dressing room.

Bedroom Two - 3.05m x 2.86m (10'0" x 9'4")- Double glazed window to front with fitted shutters. Laminated wood flooring. Radiator. Built in wardrobes with mirror fronted doors.

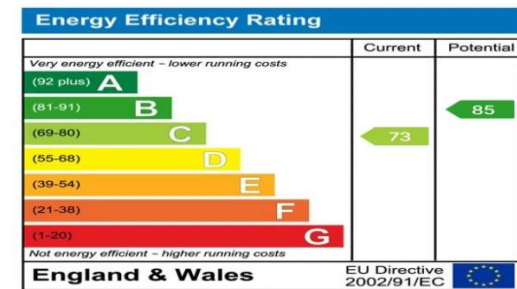
Bedroom Three - 2.93m x 2.72m (9'7" x 8'11")- Double glazed window to rear with fitted shutters. Laminated wood flooring. Radiator.

Bathroom- Double glazed opaque window to rear. Fully tiled walls and vinyl flooring. Inset LED ceiling lights. Extractor fan. Chrome towel rail. Modern suite comprising of bath with mixer taps, with shower over plus handheld shower attachment, with fitted glass screen, wash hand basin set within vanity unit and W.C with concealed cistern.

Double Garage - 5.2m x 5.15m (17'0" x 16'10")- Double garage with up & over electric doors. Power and light. Inset LED ceiling lights. Loft access. Personal door to breakfast room. Wall and base units with space for tumble dryer and fridge/freezer. Work surfaces.

Rear Garden- Mainly laid to lawn with patio area. Pergola with outside lighting. Sunken decked seating area. Outdoor power points. Shed. Fencing surrounds with gated access to both sides. Mature trees and shrubs surround with flower beds.

Driveway & Front Garden- Providing ample off road parking. Electric car charging point. Shingle with shrubs. Patio to front door.



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.



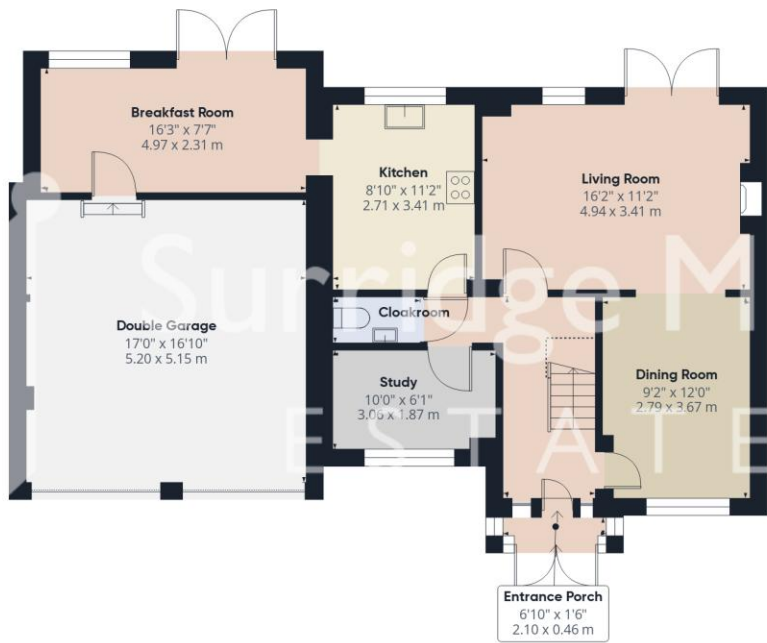
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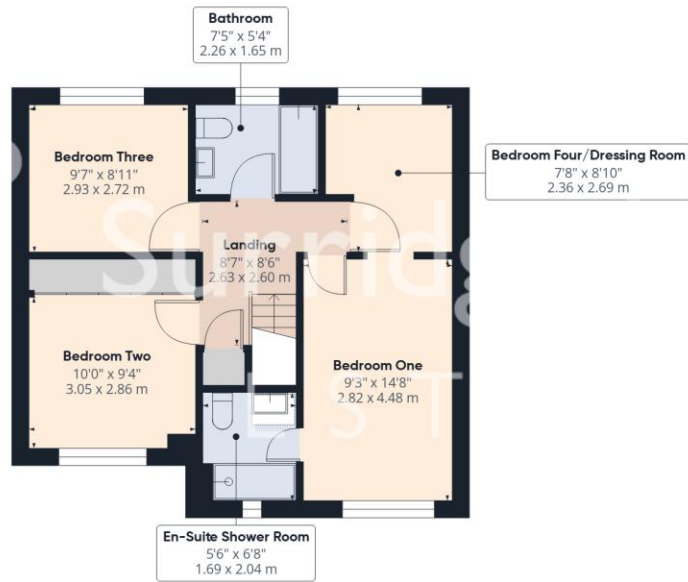
Floor 0

Approximate total area⁽¹⁾

1494 ft²
138.9 m²

Reduced headroom

6 ft²
0.6 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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