



Surridge Mison Estates present this bright and spacious CHAIN FREE two bedroom ground floor maisonette available to over 55's only. The property features views of the communal gardens, private entrance, large lounge/dining room, fitted kitchen with space for appliances, shower room and two bedrooms with built-in wardrobes. Also, there are two large storage cupboards. Church Bailey is a retirement community at the heart of Westham Village. The site has pretty gardens, resident's lounge, parking and lifeline chords in all rooms for independent living. Westham sits on the western side of Pevensey Castle with train services to Eastbourne, Brighton, Hastings and London.

Church Bailey is set in the centre of Westham village and offers easy access to local amenities to include the village hall which has many activities running weekly, the Post Office and doctors surgery. The train station allows for good transport links along with the bus service. There are amenities available to residents of Church Bailey which include a laundry room, residents lounge and excursions which you may choose to be part of.

Guide Price £165,000

Tenure Leasehold | Council Tax Band- C



Entrance Porch

Double glazed door to front and feature window to side. Carpeted. Glazed door leading to entrance hall.

Entrance Hall

Loft access. Two large storage cupboards. Carpet flooring. Electric radiator. Coved ceiling. Lifeline cord.

Bedroom Two - 3.2m x 1.78m (10'6" x 5'10")

Double glazed window to front. Built in wardrobes. Carpeted. Electric radiator. Coved ceiling.

Bedroom One - 3.91m x 2.51m (12'10" x 8'3")

Double glazed window to rear. Built in wardrobes with mirror fronted doors. Carpeted. Electric radiator. Coved ceiling. Lifeline cord.

Lounge/Diner - 5.36m x 2.92m (17'7" x 9'7")

Double aspect room with double glazed window to front and double glazed bay window to side. Carpet flooring. Coved ceiling. Electric radiator. Telephone point and TV point.

Kitchen - 2.95m x 2.29m (9'8" x 7'6")

Double glazed window to rear. Partially tiled walls and vinyl flooring. Wall mounted fan heater. Fully fitted with a range of wall and base units with space and plumbing for washing machine, dishwasher and fridge/freezer. Built in single electric oven. Work surfaces with inset 4 burner electric hob and stainless steel sink and drainer unit.

Shower Room

Double glazed opaque window to rear. Partially tiled walls and carpeted. Coved ceiling. Built in airing cupboard. Chrome towel rail. Suite comprising of shower cubicle, wash hand basin set in vanity unit and W.C with concealed cistern.

Church Bailey

Communal facilities include beautifully landscaped communal gardens, resident's lounge, guest room, laundry and hairdressing salon. There is also an activities and craft room displaying examples of residents' work.

Parking

On site resident's parking.

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 Electric 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.org.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.



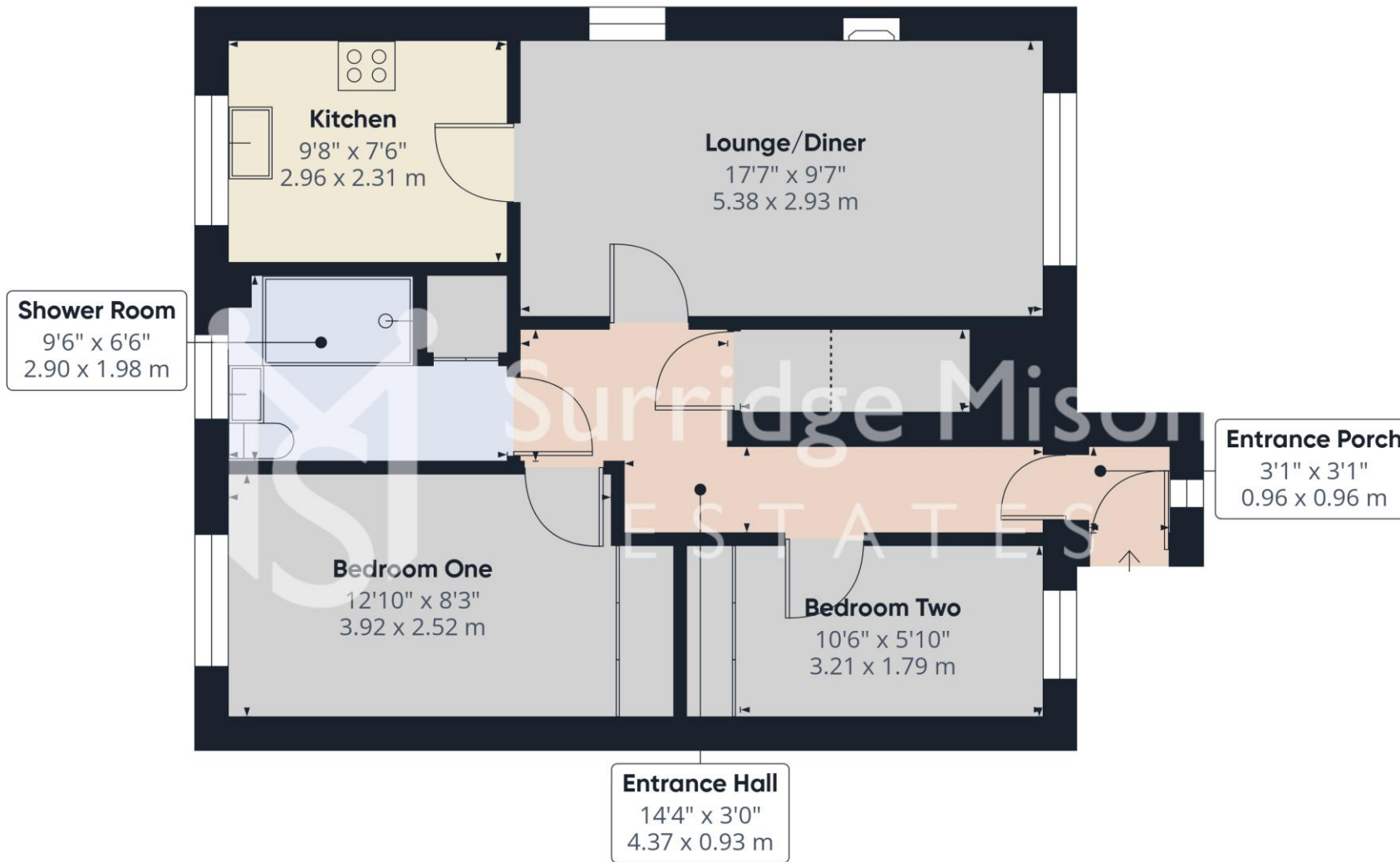
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Approximate total area⁽¹⁾

608 ft²

56.4 m²

Reduced headroom

13 ft²

1.2 m²

(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 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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