



This is a great opportunity to purchase a two bedroom character cottage with pretty landscaped gardens in the sought after hamlet of Hankham. The property has been well maintained by the current owner and is being offered to the market CHAIN FREE.

Hankham Hall Road leads from Westham through Hankham with cottages, open farmland and individually built homes. It is a quiet and sought after location being situated on the edge of Pevensey levels just a little further North than the larger villages of Westham and Stone Cross. It has a Primary level school at the far end of the village and allows for easy access to the other areas mentioned which have in turn at Westham a suitable and convenient train station, and Stone Cross which offers an additional choice of local amenities to include Doctors, Dentist and shops.

Having been well maintained by the current owner, there have been modern amendments whilst retaining charming characterful features. The accommodation the cottage offers is a useful entrance porch which leads into the cosy living room with open fireplace and fitted wood burner. The kitchen is at the rear of the cottage and is well equipped with space for appliances, and there is a rear lobby allowing access to the pretty walled and enclosed rear garden. There is a good sized family bathroom also on the ground floor level.

Upstairs are two good sized bedrooms ample for double beds and additional furnishings. The garden are a real feature of the home being mature with planted borders, perfect to enjoy keeping or taking in the peace of your surroundings.

**Guide Price £270,000-£290,000**  
**Tenure Freehold | Council Tax Band- B**



3, Mill Hill Cottages, Hankham Hall Road, Westham, Pevensey, BN24 5AG





**Entrance Porch-** Double glazed door to front. Double glazed window to side. Tiled flooring.

**Lounge** - 3.91m x 3.15m (12'10" x 10'4")- Double glazed window to front. Open fireplace with fitted working wood burner with brick surround and hearth. Electric storage heater. Carpeted. Coved ceiling. Wooden beams. Wall lights. Inset spotlights. Telephone point.

**Kitchen** - 3.91m x 2.39m (12'10" x 7'10")- Double glazed window to rear. Stairs leading to first floor. Electric storage heater. Tiled flooring and partially tiled walls. Inset spotlights. Coved ceiling. Fully fitted with a range of wall and base units with space and plumbing for washing machine and fridge/freezer. Built in single electric oven. Work surfaces with inset stainless steel sink and drainer unit and 4 burner electric hob with fitted stainless steel cooker hood.

**Rear Porch-** 1/2 glazed door to side. Tiled flooring. Airing cupboard.

**Bathroom-** Double glazed opaque window to rear. Tiled flooring and partially tiled walls. Electric towel rail. Extractor fan. Wall mounted electric fan heater. White suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

**First Floor Landing-** Carpeted.

**Bedroom One** - 3.48m x 3.12m (11'5" x 10'3")- Double glazed window to front. Feature fireplace. Electric storage heater. Carpeted. Space for fitted wardrobes.

**Bedroom Two** - 3.1m x 2.39m (10'2" x 7'10")- Double glazed window to rear. Electric storage heater. Telephone point. Carpeted.

**Front Garden-** Walled garden, being laid to lawn with flower beds and borders. Brick pathway leading to front door.

**Rear Garden-** Mainly laid to lawn with brick pathway. Fencing and walled surround. Flower beds and borders with trees and shrubs. Outdoor lights and outdoor tap.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		121
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

#### Utilities

This property has the following utilities:

**Water Mains**

**Drainage** Septic Tank

**Gas Mains**

**Electricity Mains**

**Primary Heating** Electric Storage Heaters 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.



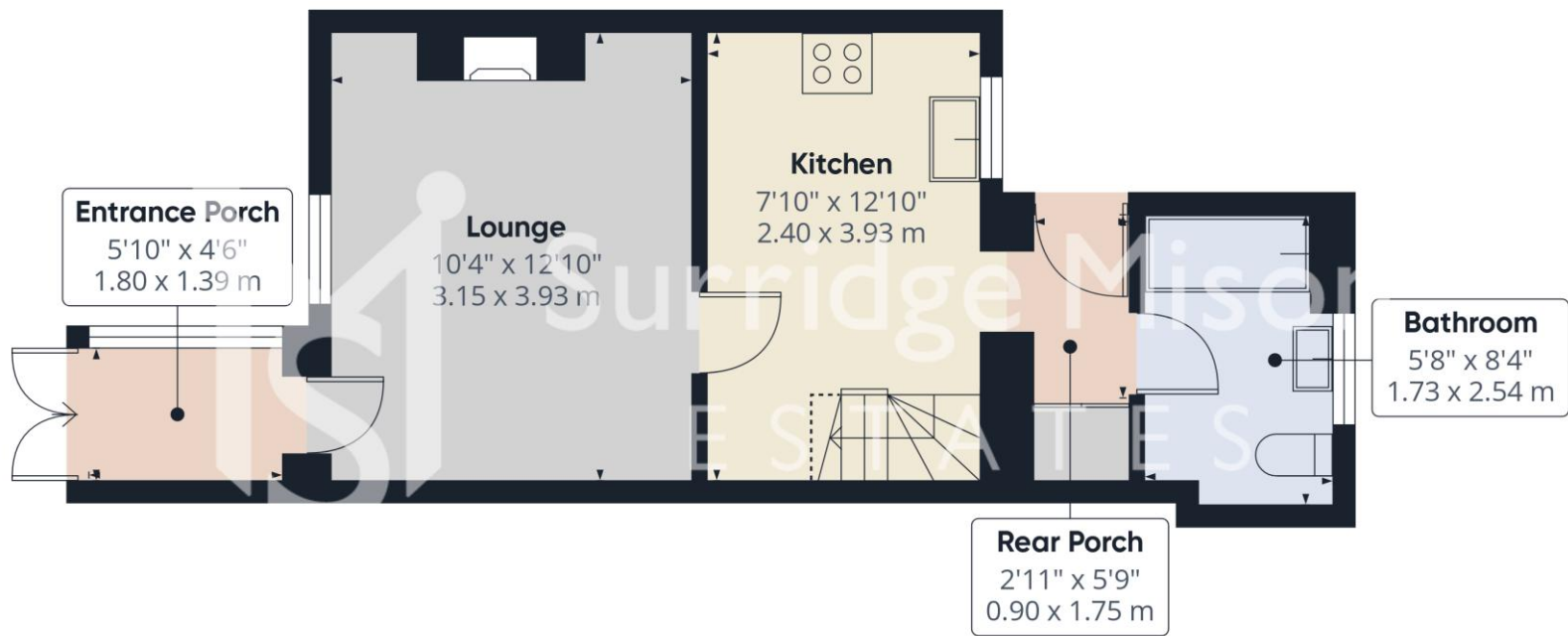
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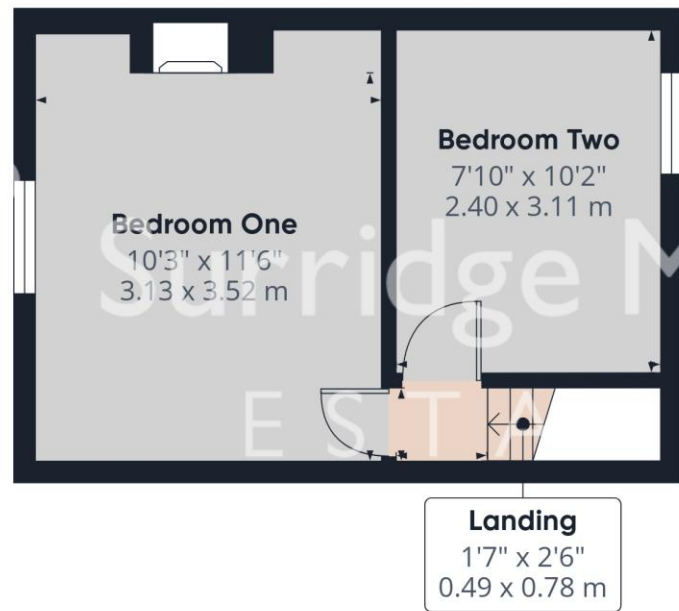
[www.surridgemison.com](http://www.surridgemison.com)

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

534 ft<sup>2</sup>

49.8 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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