



A delightful, bright and spacious CHAIN FREE ground floor flat available to over 55's only in sought after Church Bailey within the heart of Westham village. The property a bright lounge/diner with French doors leading to the pretty communal gardens, fitted kitchen with space for appliances, shower room and a bedroom 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 £150,000**

**Tenure Leasehold | Council Tax Band- B**



34 Church Bailey, Westham, Pevensey, BN24 5NQ

**Surridge Mison**  
ESTATES



**Entrance Hall-** Two large storage cupboards. Carpeted. Entry phone system. Electric radiator. Coved ceiling. Lifeline cord.

**Lounge/Diner** - 5.82m x 2.79m (19'1" x 9'2")- Double glazed window to rear and French doors leading to communal gardens. Electric fireplace. Carpeted. Coved ceiling. Two electric radiators. Lifeline cord. Telephone point and TV point.

**Kitchen** - 3.15m x 1.78m (10'4" x 5'10")- Double glazed window to side. Partially tiled walls and laminate flooring. Wall mounted fan heater. Fully fitted with a range of wall and base units with space and plumbing for washing machine and fridge/freezer. Space for electric cooker with fitted cooker hood. Work surfaces with inset stainless steel sink and drainer unit.

**Bedroom One** - 3.48m x 2.84m (11'5" x 9'4")- Double glazed window to side. Built in wardrobes with mirror fronted doors. Carpeted. Electric radiator. Coved ceiling. Lifeline cord.

**Shower Room-** Double glazed opaque window to side. Partially tiled walls and laminate flooring. Coved ceiling. Chrome towel rail. Wall mounted fan heater. Lifeline cord. Suite comprising of shower cubicle, wash hand basin and W.C.

**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.

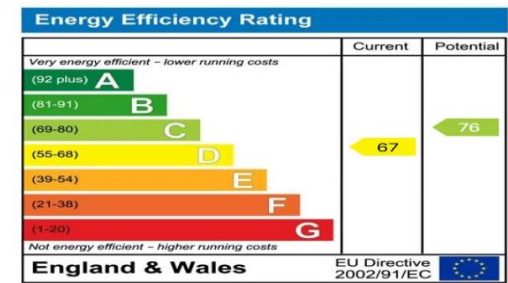
**Parking-** On site resident's parking.

## Leasehold Information

Tenure- Leasehold

TBC Years Remaining

Service Charge- £219 pcm which includes water charges and gardening.



## Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas None**

**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.



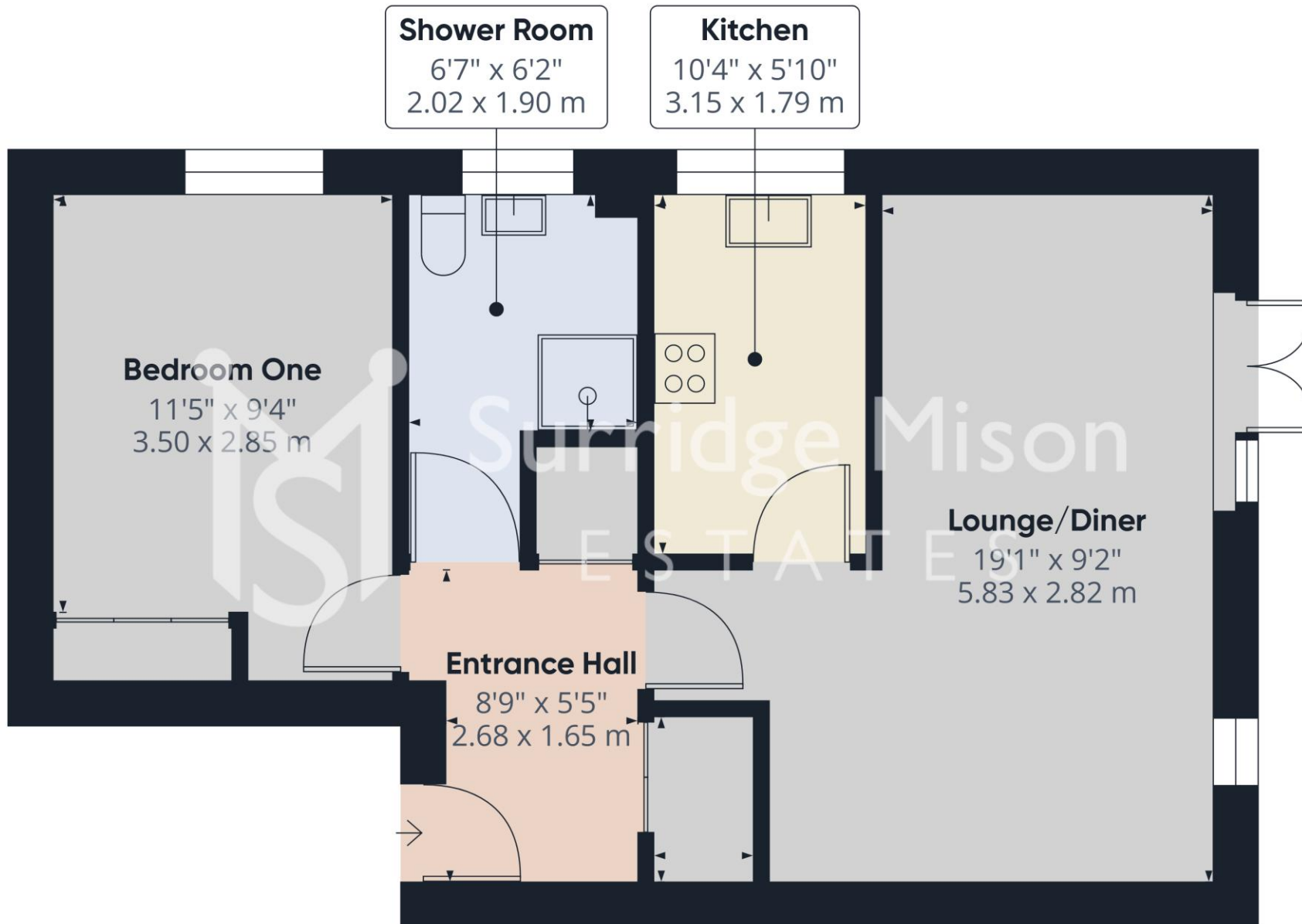
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**Approximate total area<sup>(1)</sup>**  
524 ft<sup>2</sup>  
48.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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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