



CHAIN FREE. Highly Sought After Location

A newly renovated and immaculately presented detached two bedroom bungalow sitting on a good sized plot on a peaceful and private lane on the edge of Westham village. No expense has been spared with this renovation, with a stunning modern fitted kitchen with integral appliances, luxury shower room, replacement double glazing and a updated heating system.

The bright and spacious accommodation begins through the newly fitted front door, where you are greeted by a bright entrance hall, with wooden herringbone flooring a theme throughout the property, and solid Oak internal doors being one of the details of the finish. The double aspect lounge overlooks the front garden and has a feature fireplace. The luxury kitchen/diner leads onto the rear garden, and is fitted with a range of units and has integral appliances to include fridge/freezer, dishwasher, washing machine and eye level oven and microwave. There is also a feature island with a breakfast bar area ideal for dining, along with two large walk in pantry style cupboards.

Both of the bedrooms are double in size again with that wooden herringbone flooring, and the shower room has the luxury and design style which is evident throughout the property.

Outside, there is a garden to the front which overlooks the lane, and a driveway providing off road parking. The rear garden is a peaceful retreat with paved patio and enclosed by fencing, and is ready for the new owner to put their stamp on it.

Peelings Lane is a peaceful and secluded spot used mainly by walkers and horse riders, whilst being situated within easy reach of Westham village centre with its transport links and wide choice of local amenities. These include mainline train station has links to Eastbourne, Brighton, Gatwick, London, Hastings & Ashford International, local shops and Post Office, plus pubs and cafes and plenty of activities catered for by the village hall. 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. Miles of country walks around including the 1066 walk from the Castle.

Guide Price £450,000

Tenure Freehold | Council Tax Band- D



Highfields, Peelings Lane, Westham, Pevensey, BN24 5AD

Surridge Mison
ESTATES

Entrance Hall- Newly fitted casement door to front with double glazed opaque panels to side. Herringbone wooden flooring. Loft access.

Lounge - 3.91m x 3.89m (12'10" x 12'9")- Double aspect room with newly fitted double glazed windows to front and side. Open fireplace with tiled surround and stone heath. Herringbone wooden flooring. Inset LED ceiling lights. Radiator.

Kitchen/Dining Room - 4.55m x 3.89m (14'11" x 12'9")- Double aspect room with double glazed window to rear, plus 1/2 glazed UPVc door to rear. Herringbone wooden flooring. Inset ceiling LED lights plus feature lighting over the island. Two deep built in storage cupboards, both with double glazed windows. Radiator.

Fully fitted with new wall and base units housing integral fridge/freezer, dishwasher, washing machine and eye level electric oven and microwave. Work surfaces with feature island and breakfast bar. Inset composite 1 and 1/2 bowl sink and drainer unit with mixer tap and 4 burner gas hob with glass splashback and fitted extractor fan.

Bedroom One - 3.99m x 3.51m (13'1" x 11'6")- Double glazed feature window to front. Herringbone wooden flooring. Radiator.

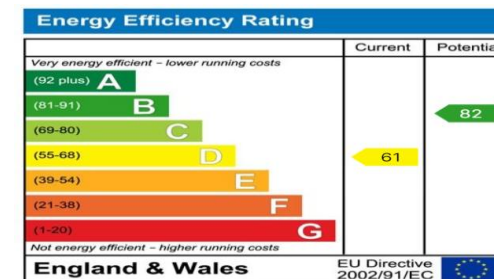
Bedroom Two - 3.25m x 2.57m (10'8" x 8'5")- Double glazed window to rear. Herringbone wooden flooring. Radiator.

Shower Room- Double glazed opaque window to rear. Herringbone wooden flooring and partially tiled walls. Feature towel rail. Inset ceiling LED lights. Extractor fan. Beautifully re-fitted with a modern suite comprising of walk in shower cubicle with rainfall shower head and handheld shower attachment with built in storage alcove, wash hand basin set within vanity unit and W.C.

Front Garden- Enclosed by fencing with pathway to front. Ready for a lawn to be laid. Mature trees and shrubs.

Driveway- Providing off road parking.

Rear Garden- Terraced garden with paved patio and laid to lawn areas. Fencing surrounds with side access. Trees, flower beds and borders. Outside tap.



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.



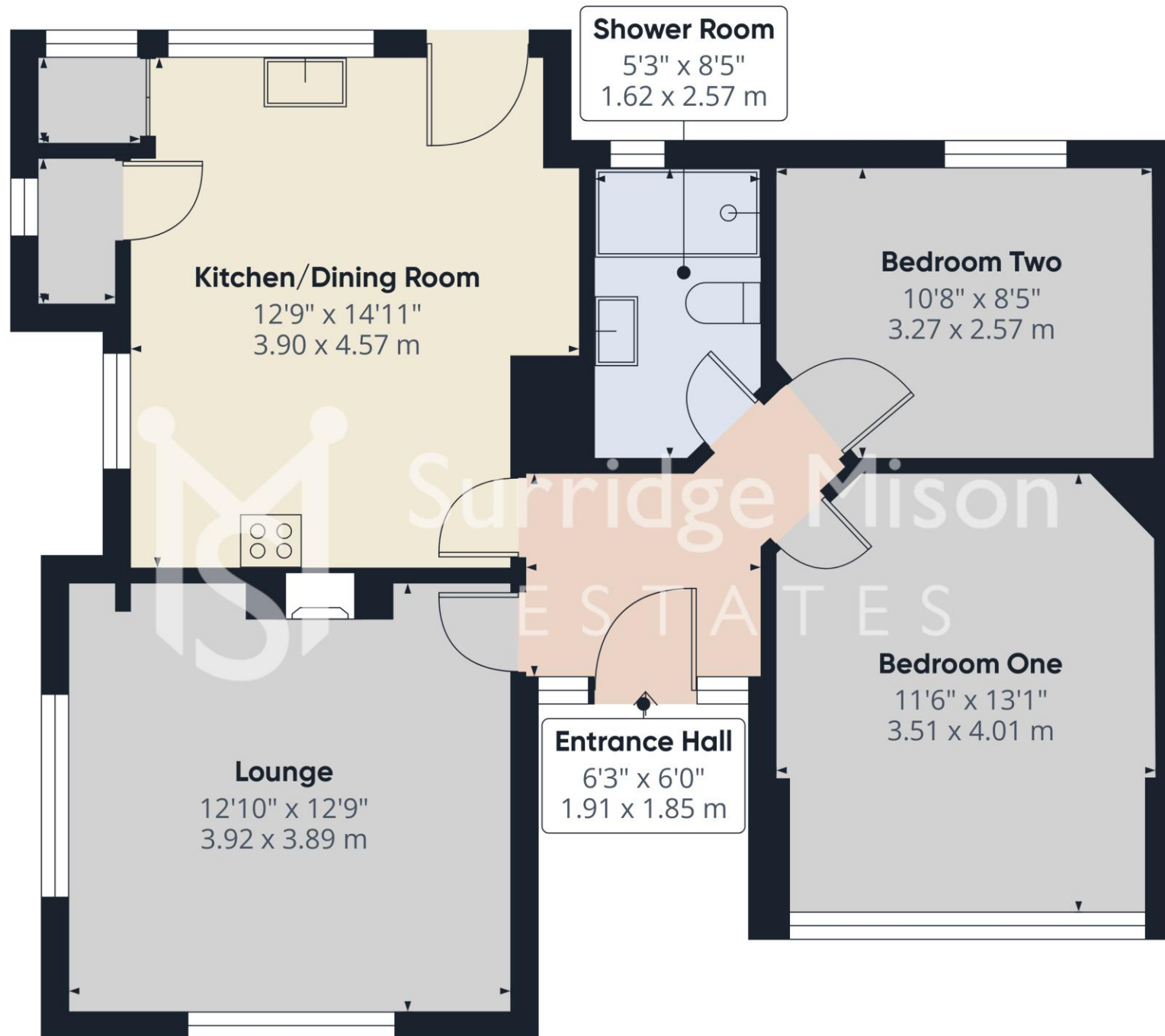
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Approximate total area⁽¹⁾

692 ft²

64.2 m²

(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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