



A charming, beautifully presented detached cottage, situated within the heart of Westham village. A rare & unique opportunity, with benefits including two bedrooms, garage, sunny rear garden, allocated parking space, gas central heating, and all in move in condition!

Surridge Mison Estates present

This home has been tastefully decorated by the current owners, with a feeling of light & character throughout. To the front, you enter through the kitchen which is fully fitted with modern wall and base units and Oak style work surfaces, with plenty of space for appliances. Through to the triple aspect lounge/diner which is flooded with natural light, and has French doors leading onto the rear garden, along with stairs leading to the first floor. The first floor has two bedrooms, one with a built-in cupboard, and a neutral bathroom suite...

Price £295,000

Tenure Freehold

Chain Free



The Old Bake House, 64a High Street, Westham, Pevensey, East Sussex, BN24 5LP

Surridge Mison
ESTATES

Outside, the detached home boasts a sunny rear garden with shed, which also has a personal door leading to the garage. The garage also has an up & over door to the front. There is an allocated parking space.

Westham 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. It has the advantage of a rural community yet with the mainline train station with access to London, 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.

Kitchen - 3.78m x 1.88m (12'5" x 6'2")

Wooden door to front. Glazed window to rear. Laminate flooring. Coved ceiling. Wall mounted Alpha combi boiler. Fully fitted with a range of light grey shaker style wall and base units with space and plumbing for appliances. Built in single electric oven. Oak style work surfaces with inset 4 burner Electric hob with fitted cooker hood and stainless steel sink and drainer unit.

Lounge/Dining Room - 5.38m x 2.97m (17'8" x 9'9")

Triple aspect room with glazed windows to front and side, and French doors leading to rear garden. Carpeted. Dado rail. Coved ceiling. Wall lights. Radiator. Stairs leading to first floor.

First Floor Landing

Glazed window to side. Dado rail. Carpeted.

Bedroom One - 3.56m x 1.98m (11'8" x 6'6")

Glazed window to side. Built in cupboard. Radiator. Carpeted.

Bedroom Two - 3.76m x 1.96m (12'4" x 6'5")

Glazed window to side. Radiator. Carpeted.

Bathroom

Vinyl flooring and partially tiled walls. Radiator. Shaver point. Extractor fan. White suite comprising of bath with mixer taps and shower over, wash hand basin and W.C.

Garage - 4.47m x 2.67m (14'8" x 8'9")

Single garage with up & over door. Glazed window to side. Personal door in rear garden. Power and light.

Allocated Parking Space

Rear Garden

Mainly laid to lawn with patio area. Shed. Fencing surrounds with gated side access.

Council Tax Band- C

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 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.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.



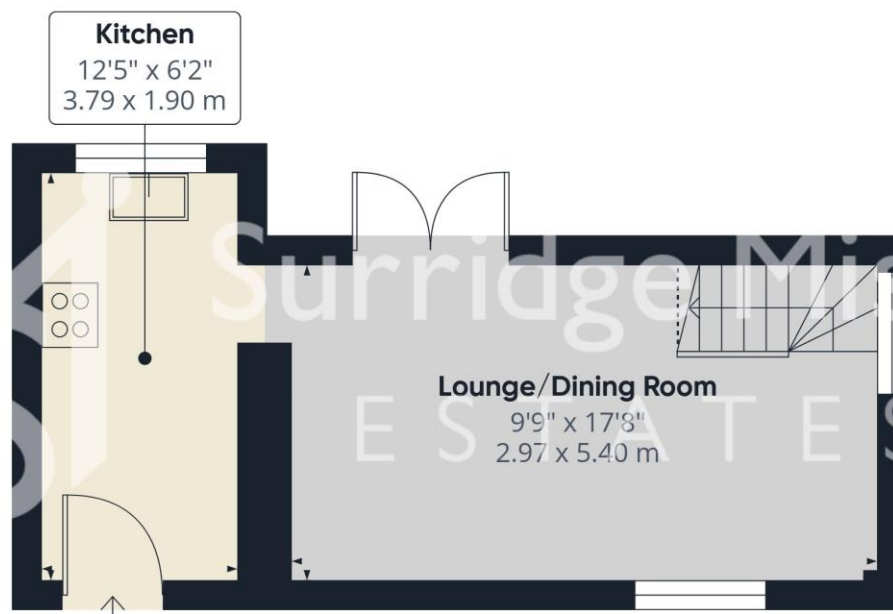
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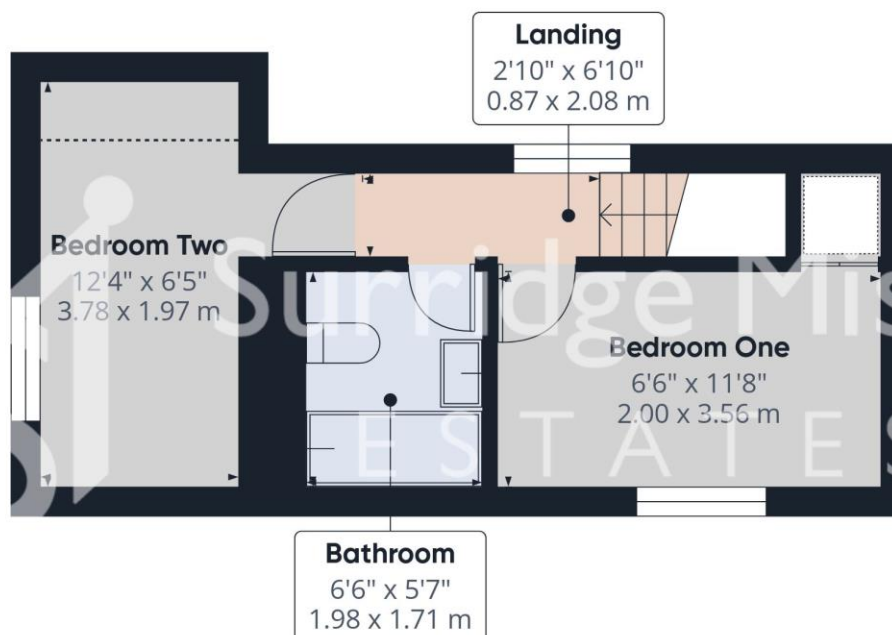
www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

477 ft²

44.3 m²

Reduced headroom

19 ft²

1.8 m²

(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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