



This semi-detached bungalow is light & spacious throughout, and is being offered to the market **CHAIN FREE!** Located in the sought after village of Westham, Pevensey, within close proximity to excellent amenities including the mainline train station, this two double bedroom home has been maintained but would benefit from some cosmetic updating which will allow for an excellent home to the new owners. The position of the property allows a quiet plot and easy, level access, it also boasts double glazing & gas central heating.

**Price £299,950**

**Tenure Freehold**

**\*DRAFT BROCHURE TO BE APPROVED BY VENDOR\***



18 Castle View Gardens, Westham, Pevensey, East Sussex, BN24 5HP

 **Surridge Mison**  
ESTATES

Stepping through the entrance porch into the spacious hallway, where you are greeted with three large storage cupboards and loft access. The property has a practical bathroom and separate cloakroom. Into the spacious lounge/dining room which looks out to the conservatory and has an electric fireplace. This helpfully leads to the kitchen/breakfast room which is flooded with light thanks to it being double aspect, and opens onto the conservatory. The kitchen is well-equipped with plenty of wall and base units, and space for washing machine, and fridge/freezer. There is adequate space for a table in the room and a useful pantry cupboard with fitted shelving, which also houses the boiler.

There are two double bedrooms, both with large windows looking over the gardens to the front. Outside, there's a rear garden being mainly laid to lawn with a patio area, which allows for a quiet retreat. There is also side access. The garage can be accessed via up & over door to front, or via personal door in the garden. There is a large driveway to the front allowing for ample off road parking, as well as a lawned front garden.

Westham village, with its excellent local amenities to include access to rail links taking you directly to Eastbourne, Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area. 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. There are miles of country walks around including the 1066 walk from the Castle and across the stunning Pevensey levels.

#### Entrance Vestibule

Double glazed door to side. Glazed door leading to entrance hall.

#### Entrance Hall

Two built in storage cupboards plus airing cupboard. Loft access, with fitted ladder, light and partial boarding. Carpeted. Radiator. Coved ceiling.

#### Separate W.C.

Double glazed opaque window to side. Radiator. Wash hand basin and W.C.

#### Bathroom

Double glazed opaque window to side. Fully tiled walls and carpeted. Radiator. Suite comprising of bath with mixer taps and electric Mira shower over with fitted glazed screen and wash hand basin set within vanity unit.

#### Bedroom One - 4.04m x 3.48m (13'3" x 11'5")

Double glazed window to front. Carpeted. Radiator. Coved ceiling.

#### Bedroom Two - 3.68m x 3.12m (12'1" x 10'3")

Double glazed window to front. Carpeted. Radiator. Coved ceiling.

#### Lounge/Dining Room - 5m x 3.61m (16'5" x 11'10")

Double glazed window to rear. Electric fireplace. Carpeted. Radiator. Coved ceiling. Glazed opaque panel and doorway leading to kitchen/breakfast room.

#### Kitchen/Breakfast Room - 3.51m x 3.4m (11'6" x 11'2")

Double aspect room with double glazed windows to side and rear and double glazed door leading to conservatory. Vinyl flooring and partially tiled walls. Built in larder cupboard housing Glow Worm boiler. Radiator. Coved ceiling. Fully fitted with a range of wall and base units with space and plumbing for washing machine, dishwasher and fridge/freezer. Space for electric cooker. Work surfaces with inset composite 1 and 1/2 bowl sink and drainer unit with mixer taps.

#### Conservatory - 6.96m x 1.8m (22'10" x 5'11")

UPVc conservatory with double glazed French doors leading to rear garden. Carpeted.

#### Front Garden & Driveway

Laid to lawn. Driveway providing ample off road parking.

#### Garage

Single garage with up & over door. Personal door to rear garden. Window.

#### Rear Garden

Mainly laid to lawn with patio area. 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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Approximate total area<sup>(1)</sup>

879 ft<sup>2</sup>

81.7 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.

GIRAFFE360



