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PROTECTED



3 Pevensey Park Road, Westham, Pevensey, East Sussex, BN24 5HN  
£445,000



Surridge Mison  
ESTATES



## CHAIN FREE

What a home! Situated in the heart of Westham village is this extended and improved 1930's semi-detached home with three bedrooms, two reception rooms plus dining/family room, parking and beautifully maintained gardens. The features of the 1930's build are ever present, bay windows, picture rails and open fireplaces, with updates & modern features having been sympathetically added over time by the present owners.

Benefits include double glazing and gas central heating throughout and the home is considered to be extremely well presented with the taste and style of the owners on display throughout and attention to detail in the overall finish of the property. This includes replacement internal doors, refitted kitchen and bathroom plus many more features only viewing can help fully appreciate.

The accommodation is approached via an enclosed front garden which has been beautifully maintained with privacy behind the hedging to the entrance hallway. The hallway is spacious and there is a useful ground floor W.C. The two principle reception rooms are both to the front of the property and boast a bay and open fireplace. As the extended dining/family room allows for the sociable entertaining space we all love the reception rooms provide the extra flexibility which is ever important from our homes.

The kitchen dining and family room really is quite stunning across the rear of the house with bi-fold doors to access the garden and take full advantage of the sunny position. Upstairs there are three good sized bedrooms and the luxury refitted bathroom. With outside offering a double width blocked paved driveway, together with the beautifully maintained and mature gardens this home is going to be perfect for home owners who aren't looking for outside maintenance and a property presented well within easy reach of the village centre, and train station.

Westham village offers 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 a dog friendly beach within 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.

Council Tax Band- D

EPC Rating- D

Tenure- Freehold







**Entrance Hall-** Casement door to front with double glazed opaque side panels. Replaced oak internal doors. Tiled flooring. Inset ceiling spotlights. Coved ceiling. Staircase leading to first floor with built in understairs storage.

**Cloakroom-** Tiled flooring. Wash hand basin with tiled splashback and W.C.

**Living Room** - 4.57m x 3.38m (15'0" x 11'1")- Double aspect room with double glazed window to front and bay with French doors leading to patio. Open fireplace with tiled hearth. Feature tall radiator. Stripped wooden flooring. Coved ceiling and picture rail. TV point.

**Second Reception Room** - 4.37m x 3.51m (14'4" x 11'6")- Double glazed bay window to front. Open fireplace with fitted wood burner and tiled hearth. Stripped wooden flooring. Coved ceiling and picture rail. Radiator. Inset ceiling spotlights.

**Kitchen** - 4.62m x 3.51m (15'2" x 11'6")- Double glazed window to rear. Tiled flooring. Built in utility cupboard with plumbing for washing machine. Inset ceiling spotlights. Fully fitted with a range of modern wall and base units housing integral fridge/freezer, dishwasher and double drinks fridge. Built in single eye level electric oven. Feature breakfast bar unit, with Quartz work surfaces with inset 4 burner Neff electric hob with fitted Faber cooker hood and stainless steel 1 and 1/2 bowl sink and drainer unit with mixer taps.

**Dining Room/Family Room** - 4.78m x 3.45m (15'8" x 11'4")- Full wall of double glazed windows to side and Bi-folding doors leading to garden. Tiled flooring. Feature radiator. Inset ceiling spotlights.

**First Floor Landing-** Double glazed window to rear. Airing cupboard housing gas boiler. Loft access. Picture rail and coved ceiling. Carpeted.

**Bedroom One** - 4.55m x 3.43m (14'11" x 11'3")- Double aspect room with double glazed windows to front and side. Modern radiator. Carpeted.

**Bedroom Two** - 4.5m x 3.12m (14'9" x 10'3")- Double glazed bay window to front. Built in wardrobes. Radiator. Carpeted. Picture rail.

**Bedroom Three** - 3.45m x 2.08m (11'4" x 6'10")- Double glazed window to rear. Radiator. Carpeted. Picture rail

**Bathroom-** Double glazed opaque window to front. Tiled flooring and fully tiled walls. Towel rail. Inset ceiling spotlights. Modern suite comprising of bath with mixer taps and shower over with fitted glass screen, double width wash hand basin set within vanity unit and W.C with concealed cistern.

**Driveway-** Double width providing ample off road parking.

**Front Garden-** Laid to lawn with flower beds and mature hedging.

**Rear Garden-** Artificial lawn with paved patio area. Flower borders. Fencing surrounds with gated front access.





## 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>

## Surridge Mison Estates

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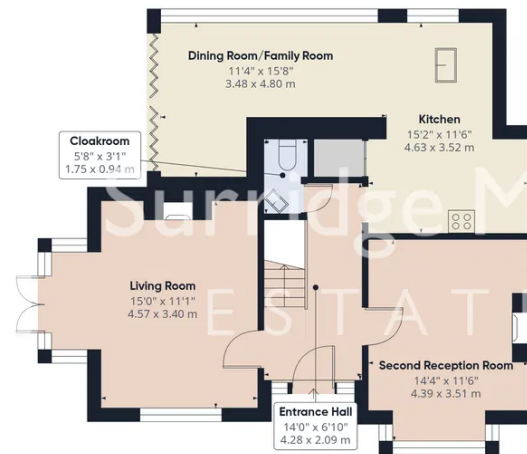
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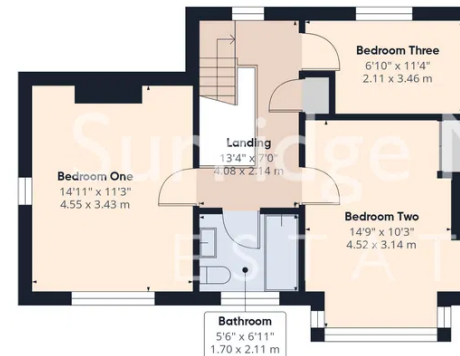
**Company Registration Number** 14506438

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.

**PRS** Property  
Redress  
Scheme



Floor 0



Floor 1



Approximate total area<sup>m</sup>

1261 ft<sup>2</sup>

117.2 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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