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PROTECTED

PRS Property Redress Scheme



15 Church Bailey, Westham, Pevensey, East Sussex, BN24 5NQ  
£170,000



Surridge Mison  
ESTATES

## CHAIN FREE

Surridge Mison Estates present this bright, spacious and well presented CHAIN FREE two bedroom retirement maisonette. The property features views of the communal gardens, private entrance, large lounge/dining room, fitted kitchen with space for appliances, shower room and two double bedrooms with built-in wardrobes, plus a garage en bloc.

In addition, there's a large built in storage cupboard and loft access. 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.

The development is extremely well thought of and 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.





**Entrance** - 1.14m x 0.86m (3'9" x 2'10")

UPVc glazed door to front. Coved ceiling. Carpeted. Stairs leading to first floor landing.

**First Floor Landing** - 3.25m x 1.98m (10'8" x 6'6")

Deep built in storage cupboard. Electric storage heater. Loft access. Coved ceiling. Carpeted.

**Lounge/Dining Room** - 5.41m x 3.12m (17'9" x 10'3")

Double glazed window to front. Electric fireplace. Carpeted. Coved ceiling. Electric radiator. Telephone point and TV point.

**Kitchen** - 2.95m x 2.36m (9'8" x 7'9")

Double glazed window to rear. Partially tiled walls and vinyl 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. Built in single electric oven. Work surfaces with inset 4 burner electric hob with fitted extractor hood and stainless steel sink and drainer unit.

**Shower Room** - 2.95m x 2.08m (9'8" x 6'10")

Double glazed opaque window to rear. Partially tiled walls and carpeted. Coved ceiling. Built in airing cupboard housing water tank. Chrome towel rail. Suite comprising of walk in shower cubicle, wash hand basin and W.C.

**Bedroom One** - 3.94m x 2.59m (12'11" x 8'6")

Double glazed window to rear. Built in wardrobes with mirror fronted doors. Electric storage heater. Coved ceiling. Carpeted.

**Bedroom Two** - 3.2m x 1.93m (10'6" x 6'4")

Double glazed window to front. Built in wardrobes. Electric storage heater. Coved ceiling. Carpeted.

### **Garage En Bloc 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 & Communal Gardens**

On-site residents parking.

### **Leasehold Information**

Tenure- Leasehold

63 Years Remaining



## Council Tax Band- C EPC Rating- D

### Utilities

This property has the following utilities:

Water; Mains

Drainage; Mains

Gas; Mains

Electricity; Mains

Primary Heating; Wood Burner

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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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.



Entrance  
2'10" x 3'9"  
0.89 x 1.15 m

Floor 0



Floor 1



Approximate total area<sup>m</sup>

636 ft<sup>2</sup>

59 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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