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PROTECTED

PRS Property
Redress
Scheme



 Surridge Mison

14 Castle View Gardens, Westham, Pevensey, East Sussex, BN24 5HP
Guide Price £340,000-£350,000



Surridge Mison
ESTATES

CHAIN FREE Guide Price £340,000-£350,000

This semi-detached bungalow is well presented, 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 lovingly maintained and updated, with benefits to include a recently updated boiler, replacement internal doors, modern refitted kitchen with integral appliances and a stylish shower room plus additional cloakroom. The position of the property allows a quiet plot and easy, level access with ample off road parking for two cars and further benefits from updated double glazed doors and windows.

Stepping through the modern casement door, into the entrance porch with a glazed internal door into the spacious hallway, where you have two built in storage cupboards and loft access. One of the cupboards houses the newly fitted boiler. The updated shower room is fitted with a stylish suite to include walk in shower cubicle, and coordinating fittings for the W.C and was hand basin. There is also the additional cloakroom.

The spacious lounge is approached via double doors from the hallway, which is spacious with a modern fireplace. This room in turn opens into the kitchen/diner which has been refitted and is very well-equipped with plenty of wall and base units, and integral appliances to include dishwasher, washing machine, fridge/freezer, bin store and double electric oven. There is adequate space for a table in the room and a useful built in pantry cupboard. There is also a double glazed conservatory leading from the kitchen and has patio doors onto the rear garden.

There are two double bedrooms, both with large windows looking over the gardens to the front and side, and one with mirror fronted fitted wardrobes. Outside, there's a rear garden with artificial lawn and a paved patio area, which allows for a quiet retreat. There is also side gated access. The garage can be accessed via up & over electric door to front, or via personal door in the garden. There is ample off road parking at the property, with a block paved driveway to the front of the garage, along with block paved parking to the side of the property and pretty gardens surround the front and side.

Westham village, with its excellent local amenities to include access to rail links taking you directly to Eastbourne, Hastings, Brighton, Gatwick and London Victoria. Historic buildings and activities such as Pevensey Castle are all within easy reach and the village hall offers many activities and clubs to enjoy. There are also miles of country walks around including the 1066 walk from the Castle and across the stunning Pevensey levels.





Entrance Porch - 1.04m x 0.69m (3'5" x 2'3")- Casement door to front. Vinyl flooring. Internal glazed door to entrance hall.

Entrance Hall - 4.06m x 0.91m (13'4" x 3'0")- Vinyl flooring. Glazed double doors to lounge. Two built in storage cupboards, one housing boiler which was replaced in 2021. Loft access. Two radiators. Telephone point. Inset ceiling spotlights.

Cloakroom - 1.7m x 0.76m (5'7" x 2'6")- Double glazed opaque window to front. Vinyl flooring and fully tiled walls. Radiator. Wash hand basin set within vanity unit and W.C with concealed cistern.

Shower Room - 2.41m x 1.75m (7'11" x 5'9")- Double glazed opaque window to front. Vinyl flooring and fully tiled walls. Inset ceiling spotlights. Fitted wall cabinet. Chrome towel rail. Modern suite comprising of walk in shower cubicle with fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

Bedroom One - 3.48m x 3.43m (11'5" x 11'3")- Double glazed window to side. Radiator. Telephone point. Carpeted. Coved ceiling.

Bedroom Two - 3.35m x 3.35m (11'0" x 11'0")- Double aspect room with double glazed windows to front and side. Fitted wardrobes with mirror fronted doors. Radiator. Carpeted. Coved ceiling.

Lounge - 4.9m x 3.73m (16'1" x 12'3")- Double glazed window to side. Modern electric fireplace with feature Oak beam. Carpeted/vinyl flooring. Coved ceiling. Radiator. Glazed internal door leading to kitchen/diner.

Kitchen/Diner - 3.63m x 3.4m (11'11" x 11'2")- Double glazed window and door to rear. Vinyl flooring and partially tiled walls. Inset spotlights. Built in larder cupboard. Recently refitted with a range of wall and base units housing integral fridge/freezer, washing machine, dishwasher and bin store. Built in double eye level Zanussi oven. Work surfaces with inset 5 burner gas hob with stainless steel cooker hood and stainless steel sink and drainer unit.

Conservatory - 4.39m x 3.07m (14'5" x 10'1")- UPVc conservatory with patio doors leading to rear garden. Tiled flooring. Radiator.

Rear Garden- Laid with artificial lawn with patio area. Fencing surrounds with gated side access. Flower beds and borders. Mature trees and shrubs. Personal door to garage.

Garage & Driveway - 5.74m x 2.77m (18'10" x 9'1")- Single garage with up & over electric door. Double glazed personal door to side, and double glazed window to side and rear. Power and light. Block paved driveway to front.

Side/Front Garden & Additional Parking- To the side is a further block paved driveway providing additional parking. Lawned area with flower beds, and block paved path leading to front door.



Council Tax Band- C EPC Rating-
D Tenure- Freehold

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:

Surridge Mison Estates
To check mobile phone coverage, visit
66 High Street, Westham, Pevensey,
East Sussex, BN24 5LP

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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.



Floor 0 Building 1



Floor 0 Building 2



Approximate total area^m
1073 ft²
99.6 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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