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PROTECTED

PRS Property
Redress
Scheme



 Surridge Mison

23 High Street, Westham, Pevensey, East Sussex, BN24 5LR
£260,000



Surridge Mison
ESTATES

CHAIN FREE

This bright and spacious two double bedroom maisonette with private garden and garage is situated on the ground floor of a well maintained small block within the heart of Westham village. Having been recently redecorated throughout to include new carpets and Oak internal doors, the property further benefits from a beautifully mature private garden, garage, a modern kitchen with integral appliances, and all within close proximity to Westham High Street with all of its amenities, including the mainline train station with direct links to Eastbourne, Brighton, Gatwick and London.

The accommodation on offer comprises of private entrance with a bright hallway. The large lounge/dining room overlooks the High Street, and has a feature open fireplace. The modern fitted kitchen is well equipped with integral appliances, and houses the newly fitted combi boiler. The kitchen also allows for access to the rear garden via a side door. There are two double bedrooms, both overlooking the rear garden, and a spacious bathroom suite. Further to recent updates, the property benefits from double glazing and gas central heating.

Outside, the rear garden has been lovingly maintained and landscaped, with plenty of pretty flower beds and plants. The private and secluded space allows for a peaceful retreat within the heart of a village setting. There is also a garage. This is a rare opportunity and viewing is highly recommended.

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,





Entrance Hall - 3.66m x 1.04m (12'0" x 3'5")

New carpets throughout and new Oak internal doors throughout. UPVc door to front. Coved ceiling. Radiator.

Bedroom Two - 3.56m x 2.67m (11'8" x 8'9")

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

Bedroom One - 3.58m x 2.69m (11'9" x 8'10")

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

Kitchen - 4.27m x 2.77m (14'0" x 9'1")

Double glazed window to side and glazed door to side. Tiled flooring and partially tiled walls. Radiator. Inset spotlights. Coved ceiling.

Built in storage cupboard housing meters. Fully fitted with a range of blue shaker style wall and base units housing wall mounted Alpha boiler, integral fridge/freezer and washing machine. Built in eye level electric oven and Combination microwave. Wood effect work surfaces with inset 4 burner gas hob with extractor hood and stainless steel sink and drainer unit with mixer taps.

Bathroom - 3.07m x 1.63m (10'1" x 5'4")

Two double glazed opaque windows to side. Laminate flooring and fully tiled walls. Coved ceiling. Inset spotlights. Radiator.

Suite comprising of corner bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Lounge/Dining Room - 4.27m x 3.58m (14'0" x 11'9")

Two double glazed windows to front. Feature open fireplace with tiled hearth. Two radiators. Coved ceiling. Carpeted. Wall lights. TV point.

Rear Garden

Gated side access via a pathway, and gated rear access. Laid to lawn with mature trees, hedging and shrubs. Flower beds and flower borders. Brick surround.

Garage

Single garage with up & over door.

Ground Rent & Service Charge- TBC

Lease- 99 years remaining



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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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.



Approximate total area^m
635 ft²
58.9 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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