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PROTECTED

PRS Property
Redress
Scheme



Post Office Cottage, High Street, Pevensey, East Sussex, BN24 5JP

Price £299,950



Surr ridge Mison
ESTATES

CHAIN FREE

Post Office Cottage is a charming Grade II Listed home with an abundance of character located in the heart of the historic village of Pevensy. With a stunning living/dining room with feature fireplace, two bedrooms, original features including wooden flooring, modern fitted kitchen, sunny back garden to front and rear & gas central heating this property boasts an excellent opportunity for cosy living in a sought-after village.

Through an entrance porch into the living/dining room, which is full of character and original features including wooden flooring, feature beams and a fireplace. It also has a handy storage cupboard and allows for access into an inner lobby area, ideal for storage. Into the modern kitchen which is well equipped and fully fitted with shaker style wall and base units, with plenty of space for appliances. There is a stable door providing access to the rear garden. There is also a ground floor shower room. Upstairs, the landing has a skylight window, and a large walk in storage cupboard. There are two bedrooms, with the bigger of the two providing access to a loft space. Whether you're looking for a cosy retreat or a serene place to call home, this property is sure to captivate you.

Outside, there is a private enclosed garden with a southerly aspect to the rear, and a pretty garden to the front.

Situated just a stone's throw away from the local train station and bus routes, as well as being close to the historic Pevensy Castle and a variety of local shops and pubs, this property offers both convenience and tranquillity. The peaceful surroundings of Pevensy provide the perfect backdrop for those seeking a quieter way of life. The location on Pevensy High Street allows for the full enjoyment of the conservation area, with the outlook to historic properties and Church. Together with being within walking distance of historic Pevensy Castle and its surrounding grounds and country walks around including the 1066 walk. Further along in Westham is the easy access to rail links taking you directly to Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area.

Check out the 3D virtual tour!





Porch - 1.14m x 1.02m (3'9" x 3'4") Wooden door to front. Brick flooring.

Living/Dining Room - 5m x 4.93m (16'5" x 16'2") Sash window to front. Original wooden flooring. Feature ceiling beams. Built in cupboard. Feature fireplace with brick surround. Radiator. Wall lights. Stairs leading to first floor.

Inner Lobby - 1.98m x 1.37m (6'6" x 4'6") Wooden flooring. Shaker style wall and base unit. Space for fridge/freezer.

Kitchen - 3m x 2.51m (9'10" x 8'3") Wooden barn style door leading to rear garden. Wooden flooring and partially tiled walls. Radiator. Inset spotlights. Fully fitted with a range of shaker style wall and base units housing integral washing machine, and built in electric oven. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit with mixer taps, and 4 burner electric hob with pull out extractor hood.

Ground Floor Shower Room - 2.54m x 1.57m (8'4" x 5'2") Glazed opaque window to rear. Wooden flooring and vinyl panelled walls. Inset spotlights. Extractor fan. Chrome towel rail. White suite comprising of walk in shower cubicle with electric shower, wash hand basin set within vanity unit and W.C.

First Floor Landing - 1.7m x 0.91m (5'7" x 3'0") Skylight window. Feature beams. Carpeted.

Walk In Cupboard - 1.57m x 0.86m (5'2" x 2'10") Carpeted.

Bedroom One - 4.62m x 2.39m (15'2" x 7'10") Glazed window to front. Door leading to eaves cupboard leading to loft. Wooden flooring. Radiator. Coved ceiling.

Bedroom Two - 3.58m x 2.74m (11'9" x 9') Glazed window to front. Wooden flooring. Feature fireplace. Radiator. Coved ceiling.

Front Garden Box hedge and shingle. Picket fence and gate.

Rear Garden - 5.49m x 4.57m (18'0" x 15'0") Patio garden with decked area and gravel area.



Council Tax Band- D | **EPC Rating**- Exempt

Tenure- Freehold - with a flying freehold.

Utilities

This property has the following utilities:

Water; Mains Drainage; Mains Gas; Mains Electricity; Mains Primary Heating; Gas Central Heating 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

66 High Street, Westham, Pevensey, East Sussex, BN24 5LP

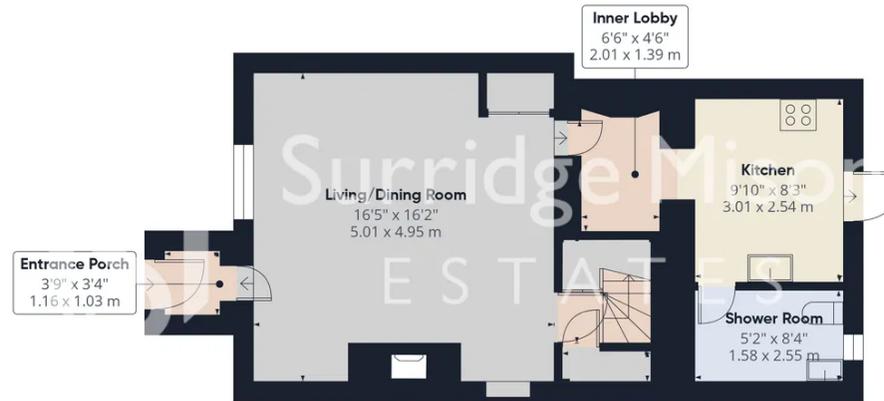
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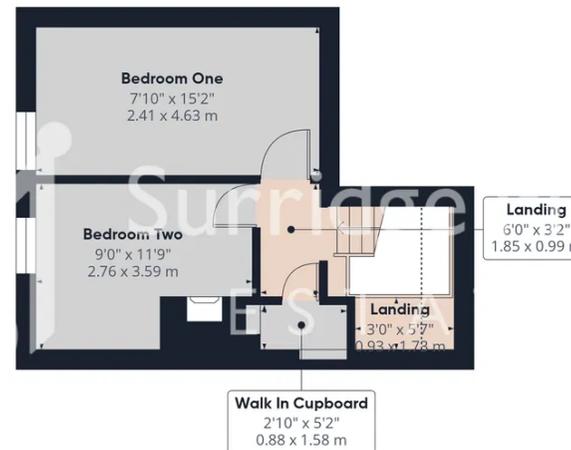
Web www.surridgemison.com

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.



Floor 0



Floor 1



Approximate total area^m

744 ft²

69 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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