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PROTECTED

PRS Property
Redress
Scheme



66c High Street, Westham, Pevensey, East Sussex, BN24 5LP
Guide Price £225,000 to £235,000, Leasehold



Surr ridge Mison
ESTATES

This **CHAIN FREE** bright, spacious & characterful maisonette is set on the ground floor of this Victorian building in the heart of Westham village, tucked away but within close proximity to the mainline train station and High Street amenities. The property has been modernised and recently redecorated throughout, and although it has many of its original features remaining, it has modern amenities to include double glazing and gas central heating. It further benefits from a bright, bay fronted lounge/dining room, two bedrooms, one with a walk-in-wardrobe, a shaker style kitchen with integral appliances, a modern shower room and an allocated parking space.

The private entrance leads directly into the kitchen from the allocated parking area, and there is also an entrance to the front via a communal hall. In the entrance hall is a large storage cupboard.

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, Brighton and Eastbourne, there is also a local bus service to Eastbourne town centre with its major shops and entertainments and easy access to A22, A27 and A259.





Communal Hall

Entrance Hall - 2.11m x 1.96m (6'11" x 6'5") Large storage cupboard measuring 7ft1 by 3ft4 with space for washing machine. Carpeted. Radiator.

Shower Room - 2.06m x 1.91m (6'9" x 6'3") Double glazed opaque window to rear. Vinyl flooring. Inset spotlights. Chrome towel rail. Extractor fan. Suite comprising of walk in shower cubicle with tiled enclosure, rainfall shower head and handheld shower attachment, wash hand basin with tiled splashback and W.C.

Lounge/Dining Room - 5.31m x 4.22m (17'5" x 13'10") Double glazed bay window to rear. Picture rail. Coved ceiling. Carpeted. Two radiators.

Inner Hall - 1.93m x 0.99m (6'4" x 3'3") Carpeted.

Kitchen - 2.79m x 1.96m (9'2" x 6'5") Double glazed window and door to rear, providing private entrance. Tiled flooring. Inset spotlights. Picture rail. Coved ceiling. Fully fitted with a range of shaker style wall and base units housing Baxi boiler and integral fridge/freezer and space for a slimline dishwasher. Built in single electric oven. Work surfaces with inset 4 burner electric hob with fitted cooker hood and inset ceramic sink with mixer taps.

Bedroom One - 4.6m x 3.66m (15'1" x 12'0") Two double glazed windows to side. Walk in wardrobe measuring 4ft6 x 3ft2. Inset spotlights. Radiator. Carpeted.

Bedroom Two - 3.84m x 1.78m (12'7" x 5'10") Double glazed window to rear. Inset spotlights. Radiator. Carpeted.

Allocated Parking Space

The vendor informs us (please check with your conveyancer):
Maintenance- ¼ of costs as and when required. Insurance- Building insurance share £100 per annum. 145 year lease.



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.

