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PROTECTED

PRS Property
Redress
Scheme



Gittins Cottage, 68c High Street, Westham, Pevensey, East Sussex, BN24 5LP
Guide Price £220,000 to £230,000



Surridge Mison
ESTATES

Gittins Cottage forms one half of two semi-detached cottages tucked away just behind the High Street in the heart of sought after Westham village. The property has been well maintained by the current owner and provides a wonderful opportunity to own a Freehold cottage with private garden and parking.

Benefits include double glazing throughout and modern electric heating. The cottage is approached at the front and the ground floor offers an entrance hallway and open plan living/dining and kitchen area. The kitchen is well equipped with all necessary appliances and allows for access to the rear garden. Upstairs there is a good sized bedroom and a bathroom suite. The landing also has two built in cupboards.

Outside, to the side of the property is an allocated parking space, and to the rear is a private garden. The garden can be accessed from the property, as well as via a gate to the front and a gate from the parking space.

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.





Entrance Hall

1.24m x 0.91m (4'1" x 3'0")

Casement door to front. Stairs leading to first floor. Laminate flooring with fitted matting.

Open Plan Living/Dining/Kitchen

4.22m x 4.17m (13'10" x 13'8")

Double glazed window to front and double glazed door to side leading to garden. Laminate flooring. Inset spotlights. Electric heater. Kitchen Area- Vinyl flooring. Fully fitted with a range of wall and base units with space for fridge, slimline dishwasher and washing machine. Built in electric oven. Work surfaces with inset stainless steel sink and drainer unit with tiled splashback and electric 4 burner hob with fitted stainless steel cooker hood and tiled splashback.

First Floor Landing

1.09m x 1.07m (3'7" x 3'6")

Two built in cupboards. Carpeted.

Bedroom

4.17m x 2.51m (13'8" x 8'3")

Double glazed window to front. Inset spotlights. Carpeted. Electric heater.

Bathroom

2.13m x 1.68m (7'0" x 5'6")

Velux window. Vinyl flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Suite comprising of bath with mixer taps and shower over, wash hand basin set within vanity unit and W.C.

Rear Garden

Lawned area, patio area and decking. Fencing surrounds with gated access to two sides. Flower bed.

Driveway Parking

Located next to the property.



Utilities This property has the following utilities:
 Water; Mains
 Drainage; Mains
 Gas; None
 Electricity; Mains
 Primary Heating; Electric 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

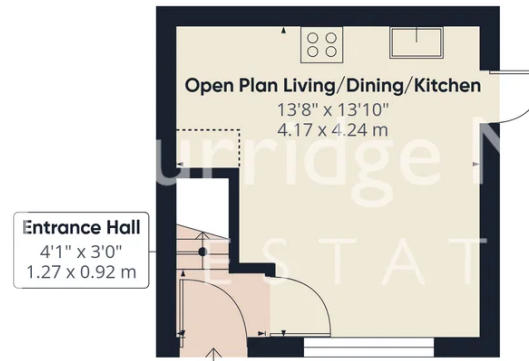
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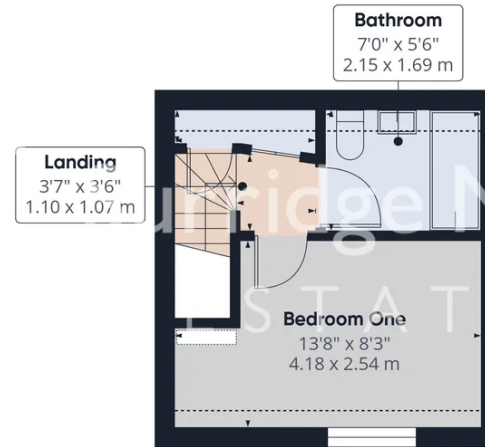
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Company Registration Number 14506438

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

360 ft²
 33.4 m²

Reduced headroom

26 ft²
 2.4 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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