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PROTECTED

PRS Property
Redress
Scheme



50 High Street, Westham, Pevensy, BN24 5LS
£325,000



Surridge Mison
ESTATES

CHAIN FREE

Discover a delightful slice of Victorian character in the desirable Westham Village with this charming two-bedroom end of terraced home, offered to the market chain free. Boasting two reception rooms and a good-sized, sunny garden, this property presents an exciting opportunity for modernisation to create a truly bespoke living space.

Step inside to find a welcoming entrance hall, leading to the bright living room, featuring a double-glazed bay window to the front. The separate dining room, with double aspect windows to the side and rear, provides a versatile space for entertaining and family meals. Stairs lead to the first floor, with convenient under-stair storage.

The kitchen, with twin double-glazed windows offering lovely garden views. A side lobby provides access to the garden and leads to a practical ground floor cloakroom with a W.C.

Upstairs, a landing with a double-glazed window to the side and a loft hatch guides you to two well-proportioned bedrooms. The principal bedroom benefits from a delightful bay window to the front, while the second bedroom enjoys views over the rear garden and a deep wardrobe. The bathroom comprises a bath, basin, W.C. and a useful cupboard housing the electric water heater.

Outside, the property boasts a generous back garden offers two lawns, a shed, and a vegetable bed, all enclosed to create a private outdoor retreat perfect for relaxation and gardening.

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 own shops and entertainment and leisure centre.





Entrance Hall

Double glazed entrance door.

Living Room - 3.61m x 3.58m (11'10" x 11'9")

Double glazed bay window to front, electric heater, gas fire and picture rail.

Dining Room - 3.63m x 3.58m (11'11" x 11'9")

Double aspect double glazed windows to side and rear. Stairs to first floor with cupboard under. Electric heater.

Kitchen - 3.35m x 2.11m (11'0" x 6'11")

Twin double glazed windows overlooking the garden. Fitted base unit with cupboards, drawers and twin drainer sink unit. Tile splash backs.

Side Lobby

Double glazed door and window to side.

Cloakroom WC

Double glazed window to rear. WC and wash hand basin.

First Floor Landing

Double glazed window to side. Loft hatch.

Bedroom One - 3.61m x 3.61m (11'10" x 11'10")

Double glazed window to front and electric heater.

Bedroom Two - 3.51m x 2.59m (11'6" x 8'6")

Double glazed window to rear, deep wardrobe and electric heater.

Bathroom

Cupboard housing electric water heater. Suite comprises bath, basin and WC. Tiled surround. Electric heater with towel rail.

Front Garden

Low wall to front, hardstanding pathway to side, gate to rear.

Back Garden

Two lawn areas, shed, lawn mower, table, lawn, timber fence,...



Utilities

This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; N/A
Electricity; Mains
Primary Heating; Electric heaters
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

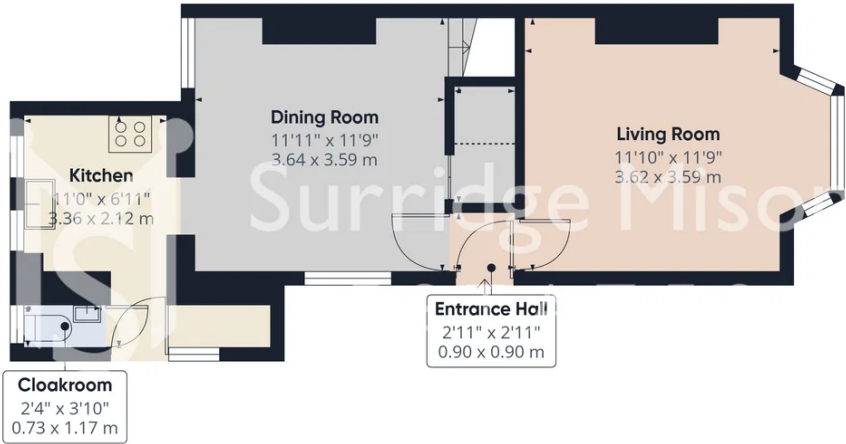
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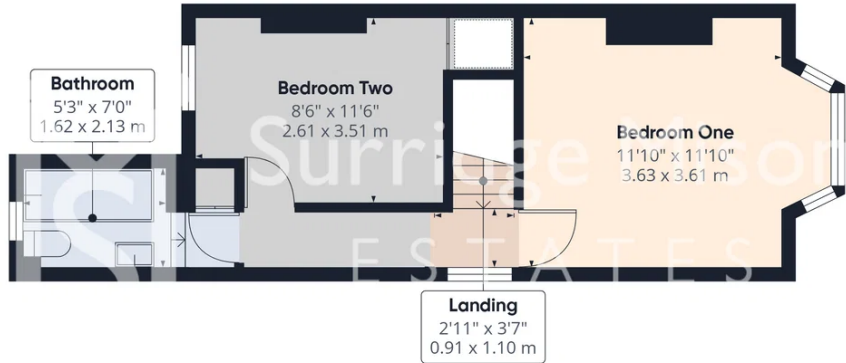
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Company Registration Number 14506438

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

737 ft²
68.4 m²

Reduced headroom

7 ft²
0.6 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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