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PRS Property
Redress
Scheme



 Surridge Mison

31 Oaklands, Westham, Pevensey, BN24 5AW
Guide Price £550,000-£580,000



Surridge Mison
ESTATES

This fully modernised and extended detached five bedroom home on a quiet development in sought after Westham is guaranteed to impress. The current owner has paid great care and attention to refurbishing the property to exacting standards and the level of finish throughout is outstanding with a stunning kitchen/dining/family room extension.

Set on a sought after development and being within easy reach of the village centre and train station the position of the property works extremely well. Further benefits include gas central heating throughout, double glazing with replacement front door, beautifully landscaped low maintenance gardens.

The accommodation on offer is generous and comprises of entrance hallway with a stunning glass and oak staircase. The separate living room with bay fronted aspect leads through to the stunning 29ft8 kitchen/dining/family room which allows access to the rear garden from bi-fold doors, a wonderful central island unit and integral appliances. There is also a separate utility room and modern refitted ground floor W.C.

Upstairs there are five good sized bedrooms. The principle bedroom has modern en-suite shower facilities and a range of built in wardrobes. There is a further family bathroom which has been refitted with a modern style and design finish.

There is ample parking to the front of the property with double width driveway and roller door to provide access for garage storage. The rear garden comprises of laid to artificial lawn and paved patio together with raised decking area. There is power and tap and the garden is fully enclosed with gated side access to the front.

Westham itself 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. The dog friendly beach is a 25 min walk and the castle 5 mins with miles of country walks around including the 1066 walk from the Castle. It has the advantage of a rural community yet with the mainline train station with access to London, Gatwick Direct, 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.

Viewing is highly recommended to be able to fully appreciate what this home has to offer.





Entrance Hall - 4.34m x 1.93m (14'3" x 6'4")- Casement door to front. Engineered wooden flooring. Built in storage cupboard. Stairs leading to first floor with built in understairs cupboard. Inset spotlights. Radiator. Coved ceiling. Oak internal doors throughout the ground floor, with oak glazed door leading to lounge.

Cloakroom - 1.52m x 0.91m (5'0" x 3'0")- Double glazed window to front. Engineered wooden flooring. Chrome towel rail. Inset spotlights. Wash hand basin set within vanity unit with tiled splashback and W.C.

Lounge - 4.47m x 4.42m (14'8" x 14'6")- Double glazed bay window to front. Electric fireplace. Carpeted. Radiator. TV point. Coved ceiling. Double glazed doors leading to kitchen/dining/family room.

Kitchen/Dining/Family Room - 9.04m x 4.62m (29'8" x 15'2")- Bi-folding doors leading to rear garden and double glazed window to rear. Velux windows. Engineered wooden flooring laid in a herringbone style. Inset spotlights. Radiator. Hidden door to utility room.

Kitchen Area- Two tall radiators. Fully fitted with a range of modern shaker style wall and base units housing integral dishwasher, drinks fridge and bin storage. Built in eye level double electric ovens. Composite work surfaces with feature island, and inset 5 burner gas hob with brushed splashback and fitted cooker hood, and inset ceramic 1 and 1/2 bowl sink and drainer unit with mixer taps.

Utility Room - 2.59m x 2.24m (8'6" x 7'4")- Double glazed window to side. Engineered wooden flooring laid in a herringbone style. Inset spotlights. Coved ceiling. Fitted with a range of modern shaker style wall and base units with space for American style fridge/freezer, and plumbing for washing machine and tumble dryer. Work surfaces over.

First Floor Landing - 4.78m x 0.89m (15'8" x 2'11")- Built in cupboard. Inset spotlights. Loft access with fitted ladder. Carpeted.

Bedroom One - 2.95m x 2.92m (9'8" x 9'7")- Double glazed window to rear. Fitted wardrobes. Radiator. Carpeted. Door leading to en-suite shower room.

En-Suite Shower Room - 2.79m x 1.91m (9'2" x 6'3")- Double glazed opaque window to rear. Laminate flooring and composite panels on the walls. Inset spotlights. Towel rail. Modern suite comprising of walk in shower cubicle with rainfall shower head and handheld shower attachment with fitted glazed screen, wash hand basin set within vanity unit and W.C.

Bedroom Two - 3.35m x 2.64m (11'0" x 8'8")- Two double glazed windows to front. Carpeted. Radiator.

Bedroom Three - 3.43m x 2.49m (11'3" x 8'2")- Two double glazed windows to front. Built in wardrobes. Carpeted. Radiator.

Bedroom Four - 3.05m x 2.77m (10'0" x 9'1")- Two double glazed windows to front. Carpeted. Radiator.

Bedroom Five - 2.97m x 2.44m (9'9" x 8'0")- Double glazed window to rear. Built in wardrobes. Carpeted. Radiator.

Bathroom - 2.26m x 1.8m (7'5" x 5'11")- Double glazed opaque window to side. Tiled flooring and tiled walls. Inset spotlights. Chrome towel rail. Modern suite comprising of bath with mixer taps and rainfall shower over with handheld shower attachment and fitted glazed screen, double wash hand basins set within vanity units and W.C with concealed cistern.

Driveway & Integral Garage Storage - 2.67m x 1.6m (8'9" x 5'3")- Garage with electric door to front. Power and light. Block paved driveway providing ample off road parking.

Rear Garden- Laid with artificial lawn with patio area plus raised decked area. Fencing surrounds with gated side access.



Council Tax Band- E EPC Rating- TBC Tenure- Freehold

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:

To check mobile phone coverage, visit Ofcom:

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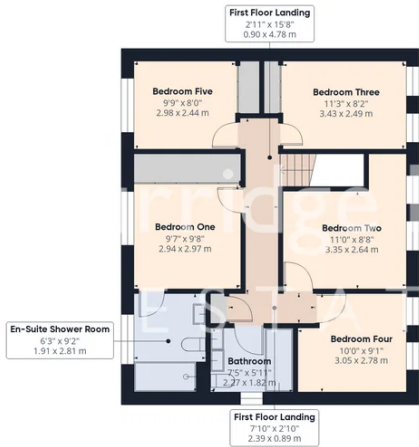
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. 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.



Floor 0



Floor 1



Approximate total area^m
1591 ft²
147.7 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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