

naea | propertymark

PROTECTED

PRS Property
Redress
Scheme



Down Ashe, Peelings Lane, Westham, East Sussex, BN24 5AD
£880,000



Surridge Mison
ESTATES

Peelings Lane, Westham, Pevensey is home to this stunning detached house. This home is modern living at its best, spacious, light and airy and with accommodation to which will match the needs of owners requiring a self contained ground floor annex facility with an overall total space in excess of 4,000sqft

The property has been extended and improved throughout by the current owners and the presentation is excellent, with views and the feeling of seclusion that living on a quiet lane on the edge of a village gives.

The sought after position of the home is conveniently placed within very easy reach of the village centre and train station which provides direct links to Eastbourne, London Victoria, Gatwick, Brighton and Hastings, the area is equally well served by bus routes and there are schools for all ages within the local area and there an abundance of walks and local landmarks all again within easy reach.

The property is approached from a gated entrance leading through to an enclosed entrance porch and hallway with built in understairs storage and cloakroom. Leading off to one side is the annex facility which has an independent gas heating system and has been recently upgraded and refitted with accommodation comprising of double aspect reception room measuring 19ft8 and opening to a fully equipped refitted kitchen, bedroom, and modern refitted en-suite shower room.

To the other side is the stunning triple aspect lounge which without doubt takes your breath away being an impressive 23ft4 in length and 21ft11 width with open fireplace and fitted wood burner and full patio doors opening to a front terrace with steps leading down to the front garden, the perfect spot for morning coffee.

To the rear of the property is an equally impressive double aspect open plan kitchen and dining room with bi-fold doors opening to the rear garden and lantern sky light. The well equipped kitchen with central island and full integrated appliances together with walk in larder making it the perfect entertaining and family space. There is also a garden room leading from the kitchen with enclosed roofing opening onto the rear garden and housing the boiler room/utility room.

Upstairs there are a further four bedrooms, with the truly impressive 'Master' suite. The outlook again from this triple aspect space is quite breath-taking and accessing a balcony allowing for full enjoyment and measuring 23ft4 x 16ft8. It also has an array of built in wardrobes and storage plus the en-suite shower room with modern fittings.

The remaining bedrooms are all doubles, one with further built in wardrobes and en-suite that has the 'jack and jill' design and there is a further modern family bath and shower room. There are two further "unofficial" rooms which offer occasional use.

The parking for the property is ample to the front with surrounding mature landscaped gardens together with an impressive, full height, double garage with electric roller doors and power and light and internal staircase to allow roof access for the storage.





Entrance Porch - 2.77m x 2.51m (9'1" x 8'3")- Covered entrance with UPVc door to front with double glazed side panels. Quarry tiled flooring. Radiator.

Entrance Hall - 2.95m x 1.98m (9'8" x 6'6")- Glazed door from porch. Laminate flooring. Radiator. Stairs leading to first floor with deep built in understairs cupboard housing electric fuse box. Telephone point. Glazed door to lounge.

Cloakroom - 1.52m x 0.86m (5'0" x 2'10")- Opaque glazed window to side. Tiled flooring and partially tiled walls. Radiator. Low level W.C and corner wash hand basin set within vanity unit.

Lounge - 7.11m x 6.68m (23'4" x 21'11")

Triple aspect room with full height double glazed sliding patio doors to front and double glazed windows to both sides. Open fireplace with wood beam surround and tiled heath and fitted wood burner. Carpeted. Coved ceiling. Two radiators. Wall lights. T.V point and telephone point.

Kitchen/Dining/Family Room - 6.65m x 5.11m (21'10" x 16'9")

Double aspect room with Bi-folding doors leading to the rear garden and a double glazed window, two double glazed windows to side and feature skylight, with glazed door to conservatory. Carpeted. Radiator. Inset spotlights.

Kitchen area- Vinyl flooring and partially tiled walls. Walk in larder cupboard.

Fully fitted with a range of base and wall units comprising of cupboards and drawers and central island unit and housing built in double eye level Bosch electric oven and integral appliances to include dishwasher, and fridge/freezer. Work surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap and 5 burner electric induction hob.

Conservatory - 3.17m x 2.84m (10'5" x 9'4")

UPVc double glazed with enclosed roof and inset spotlights. Double glazed door leading to rear garden. Tiled flooring.

Boiler/Utility Room - 1.63m x 1.09m (5'4" x 3'7")

Wall mounted Baxi boiler. Plumbing for washing machine and space for dryer with work surfaces over.

First Floor Landing - 2.72m x 0.91m (8'11" x 3'0")

Velux glazed window to side. Deep built in airing cupboard housing hot water cylinder. Carpeted. Two radiators. Telephone point.

Loft access with fitted ladder, light and power plus part boarding.

Bedroom One - 7.06m x 3.07m (23'2" x 10'1")

Triple aspect with double glazed French doors to balcony, double glazed window and Velux to side aspects. Three radiators.

Telephone point and T.V point. Carpeted. Fitted wardrobes. Door to en-suite shower room.

Balcony - 4.37m x 1.83m (14'4" x 6'0")

Tiled flooring. Wood panelling and glass and steel front creating a stunning space to enjoy the far reaching views.

En-Suite Shower Room - 3.58m x 2.54m (11'9" x 8'4")

Opaque double glazed window to side. Tiled flooring and partially tiled walls. Inset spotlights. Extractor fan and shaver point. Heated chrome towel rail. White suite comprising of shower cubicle with tiled enclosure, with rainfall shower head and handheld shower attachment, double wash hand basin sinks set within vanity units, and low level W.C with concealed cistern.

Bathroom - 3.94m x 1.45m (12'11" x 4'9")

Double glazed opaque window to front. Tiled flooring and partially tiled walls. Radiator, extractor fan and shaver point. White suite comprising of panel bath with mixer taps, shower cubicle with tiled enclosure and electric shower, bidet, wash hand basin and low level W.C....

Bedroom Four - 3.56m x 3.1m (11'8" x 10'2")

Double glazed window to rear. Built in wardrobes and eaves storage. Radiator. Carpeted. T.V point. Door leading to shower room.

Shower Room - 2.16m x 1.78m (7'1" x 5'10")

Velux window. Tiled flooring. Radiator. Coved ceiling. Suite compromising of shower cubicle with tiled enclosure and electric shower, and wash hand basin with tiled splashback & low level W.C

Bedroom Three - 4.95m x 3.4m (16'3" x 11'2")

Double glazed window to front. Inset spotlights. Carpeted. Radiator. T.V point.

Bedroom Two - 5.18m x 3.58m (17'0" x 11'9")



Council Tax Band- E EPC Rating- C 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:
<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
Tel 01323 460617

Email info@surridgemison.com

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 Building 1	Floor 1 Building 1	Approximate total area ⁽¹⁾ 4157 ft ² 386.3 m ² Balconies and terraces 86 ft ² 8 m ² Reduced headroom 329 ft ² 30.6 m ²
		
Floor 0 Building 2	Floor 0 Building 3	(1) Excluding balconies and terraces
		Reduced headroom Below 5 ft/1.5 m
Floor 1 Building 3	Floor 0 Building 4	Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
		GIRAFFE360

