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PROTECTED

PRS Property
Redress
Scheme



4 Romans Way, Westham, Pevensy, BN24 5HQ
Guide Price £350,000-£365,000



Surridge Mison
ESTATES

CHAIN FREE

Situated in a quiet cul-de-sac within sought after Westham village, this CHAIN FREE detached home boasts a bright and spacious interior with integral garage (partially converted) and driveway, whilst being in a tucked away position and would benefit from some updating.

The spacious accommodation on offer comprises of entrance hallway, and ground floor W.C. Opening into the main full width reception room which opens through to the Victorian style UPVc conservatory, over looking and leading onto the rear garden. The kitchen is situated at the front of the property, is well equipped and has space for appliances.

Upstairs are three bedrooms, one with built in wardrobes, and the family bathroom. Outside, to the front there is a garden area, and a driveway providing off road parking. The garage is integral and has been reconfigured to allow for retention of storage space. There is a mature rear garden with laid to lawn and paved patio area and an abundance of shrubs.

Romans Way is a quiet cul-de-sac situated within easy reach of Westham village centre with its transport links and wide choice of local amenities, to include Primary level school, and nursery, with Secondary level well represented within the area. The mainline train station has links to Eastbourne, Brighton, Gatwick, London, Hastings & Ashford International. Historic buildings and activities such as Pevensey Castle are all within walking distance and Pevensey Bay offers the beach within easy reach with its water sports and activities. The dog friendly beach is a 25 min walk and the castle 5 mins. Miles of country walks around including the 1066 walk from the Castle.





Entrance Porch - 1.8m x 1.02m (5'11" x 3'4")- Double glazed door to side and glazed window to front. Parquet wooden flooring. Wooden door leading to entrance hall.

Entrance Hall - 3.2m x 2.64m (10'6" x 8'8")- Carpeted. Radiator. Telephone point. Coved ceiling. Stairs leading to first floor.

Cloakroom - 2.24m x 0.79m (7'4" x 2'7")- Vinyl flooring. Radiator. Coved ceiling. Wash hand basin with tiled splashback and W.C.

Kitchen - 2.67m x 2.62m (8'9" x 8'7")- Double glazed window to front. Laminate flooring and partially tiled walls. Wall mounted boiler. Radiator. Recently updated and fully fitted with a range of wall and base units with space and plumbing for electric cooker, fridge/freezer and washing machine. Work surfaces with inset stainless steel sink and drainer unit. Fitted stainless steel and glass cooker hood.

Lounge - 6.07m x 2.97m (19'11" x 9'9")- Double glazed bay window to rear and French doors leading to conservatory. Electric fireplace with brick surround. Wall lights. Coved ceiling. Carpeted. Two radiators. TV point. Open through to dining room.

Dining Room - 2.97m x 2.54m (9'9" x 8'4")- Double glazed door leading to rear garden. Carpeted. Radiator. Coved ceiling.

Conservatory - 2.41m x 2.39m (7'11" x 7'10")- UPVc conservatory with patio doors leading to rear garden. Vinyl flooring.

First Floor Landing - 3.96m x 1.8m (13'0" x 5'11")- Double glazed windows to front. Airing cupboard housing updated hot water tank. Carpeted. Loft access. Coved ceiling.

Bedroom One - 5.77m x 2.59m (18'11" x 8'6")- Double glazed Velux window to rear. Two radiators. Coved ceiling. Carpeted.

Bedroom Two - 3.1m x 2.87m (10'2" x 9'5")- Double glazed window to rear. Built in wardrobes. Radiator. Carpeted. Coved ceiling.

Bedroom Three - 2.95m x 2.87m (9'8" x 9'5")- Double glazed window to rear. Radiator. Carpeted. Coved ceiling.

Bathroom - 2.79m x 2.06m (9'2" x 6'9")- Velux window to front. Vinyl flooring and partially tiled walls. Coved ceiling. Radiator. Suite comprising of bath with mixer taps and handheld shower attachment, shower cubicle with electric shower, wash hand basin and W.C.

Integral Garage - 2.67m x 2.64m (8'9" x 8'8")- Single garage with up & over door to front allowing for storage.

Driveway & Front Garden- Driveway providing off road parking. Lawned area with shrubs, and flower beds.

Rear Garden- Mosaic laid to lawn with patio area. Fencing surrounded with cotted side



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>

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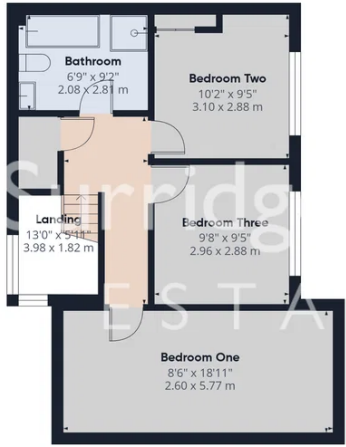
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Company Registration Number 14506438

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

1081 ft²
100.7 m²

Reduced headroom

27 ft²
2.5 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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