

17 High Street, Westham, Pevensey, East Sussex, BN24 5LR

Guide Price **£310,000**

Surridge Mison
ESTATES

An opportunity to purchase a FREEHOLD semi-detached property comprising of Class E hairdressers unit on the ground floor and modern two bedroom maisonette on the first floor. There is outside space with parking on street.

The unit currently under Class E hairdressers collects a monthly rent of £700 with the two bedroom maisonette collecting approx. £1,000 pcm.

The ground floor unit offers space for a shop fronting a busy and well attended High Street and extends to the rear of the building with kitchen and W.C facilities. The first and second floor two bedroom maisonette has large living room, kitchen and bathroom facility. Both units benefit from their own gas central heating systems.

The accommodation on offer for the first floor comprises of private entrance with stairs leading to the first floor, with large lounge overlooking the High Street, modern fitted kitchen with space for appliances, modern white bathroom suite and one bedroom with fitted wardrobes. On the second floor is another spacious bedroom with stunning outlook and views of the Church and Pevensey Castle. There is also the paved private garden which provides some welcome outside space. This is a rare opportunity and viewing is highly recommended.

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.









Shop - 4.78m x 4.22m (15'8" x 13'10")

Large double glazed window to front. Laminate flooring. Radiator.
Office - 3.94m x 3.51m (12'11" x 11'6")

Double glazed door to garden. Built in storage cupboard.
Kitchen - 3.89m x 3.2m (12'9" x 10'6")

Fully fitted.
Outside W.C. - 1.91m x 1.07m (6'3" x 3'6")

Storage Cupboard - 1.45m x 1.07m (4'9" x 3'6")

Outside W.C. - 1.24m x 1.04m (4'1" x 3'5")

Entrance Hall - 1.12m x 0.79m (3'8" x 2'7")

Double glazed door to front. Stairs leading to first floor landing. Carpeted.
First Floor Landing - 4.93m x 1.6m (16'2" x 5'3")

Radiator. Carpeted. Built in cupboard. Stairs leading to second floor.
Kitchen - 3.12m x 2.11m (10'3" x 6'11")

Double glazed window to side. Partially tiled walls and vinyl flooring. Radiator. Coving. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer, washing machine and cooker. Fitted cooker hood. Work surfaces with inset stainless steel sink and drainer unit.
Bathroom - 2.18m x 1.63m (7'2" x 5'4")

Double glazed opaque window to side. Fully tiled walls and vinyl flooring. Radiator. White suite compromising of bath with mixer taps and shower over with fitted screen, wash hand basin set within vanity unit and W.C.
Bedroom Two - 3.35m x 2.95m (11'0" x 9'8")

Double glazed window to rear. Built in wardrobes plus fitted wardrobes. Radiator. Carpeted.
Lounge - 4.72m x 4.11m (15'6" x 13'6")

Two double glazed windows to front. Fireplace. Carpeted. Radiator. Coving.
Bedroom One - 4.37m x 4.32m (14'4" x 14'2")

Double glazed window to side. Eaves storage. Door leading to walk-in wardrobe. Coving. Loft access. Carpeted. Radiator.
Private Rear Garden

Enclosed by fencing and gated access. Paved for easy maintenance.

Council Tax Band- B EPC Rating- D 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.







