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PRS Property
Redress
Scheme



32 St. Johns Drive, Westham, Pevensey, East Sussex, BN24 5HX
Price £420,000, Freehold



Surridge Mison
ESTATES

This detached bungalow has been beautifully modernised & extended by the current owners, making a very light & spacious home for any new owner to turn the key and enjoy. Located in a quiet cul-de-sac within the sought after village of Westham, Pevensey, within close proximity to excellent amenities including the mainline train station, this two double bedroom home benefits from replacement oak internal doors, lounge open to orangery, modern refitted kitchen with integral appliances and a stylish bathroom plus main bedroom with en-suite shower room. The position of the property allows a quiet plot and easy, level access with ample off road parking, garage storage, and landscaped gardens.

Stepping through the modern casement door, into the spacious hallway, where you have a built in storage cupboard and loft access. There is wooden flooring throughout plus oak internal doors. The updated main bathroom is here and is fitted with a stylish suite with a bath and shower over.

The spacious lounge is approached from the hallway, and is open to the orangery and the kitchen, this allows for an open plan feeling whilst still having separate spaces for living, dining and eating. The kitchen is double aspect making for a very light space, and has been refitted and is very well-equipped with plenty of modern wall and base units and integral appliances. There is also a useful built in pantry cupboard. The orangery is a bright space, with French doors leading onto the rear garden, lots of windows and a feature lantern skylight.

There are two double bedrooms, both with large windows with fitted shutters, and looking over the gardens to the front. The main bedroom has two built in wardrobes, and boasts the all important and modern en-suite shower room.

Outside, the rear garden is a quiet retreat, being mainly laid to lawn with patio areas. There is a shed, side gated access and a personal door to the garage storage. There is ample off road parking at the property and pretty gardens surround the front.

Westham village, with its excellent local amenities to include access to rail links taking you directly to Eastbourne, Hastings, Brighton, Gatwick and London Victoria. Historic buildings and activities such as Pevensey Castle are all within easy reach and the village hall offers many activities and clubs to enjoy. There are also miles of country walks around including the 1066 walk from the Castle and across the stunning Pevensey levels.

Check out the 3D virtual tour!





Entrance Vestibule - 1.07m x 0.76m (3'6" x 2'6") Casement door to side. Fitted matting. Oak internal doors throughout.

Entrance Hall - 2.49m x 1.63m (8'2" x 5'4") Wooden flooring. Built in storage cupboard. Loft access.

Bathroom - 1.8m x 1.78m (5'11" x 5'10") Double glazed opaque window to side. Vinyl flooring and tiled walls. Inset spotlights. Chrome towel rail. Extractor fan. Modern suite comprising of bath with mixer taps and electric shower over, wash hand basin set within vanity unit and W.C.

Bedroom One - 3.56m x 3.48m (11'8" x 11'5") Double glazed window to front with fitted shutters. Wooden flooring. Two built in wardrobes. Radiator. Door leading to en-suite shower room.

En-Suite Shower Room - 2.51m x 0.91m (8'3" x 3'0") Double glazed opaque window to side. Tiled flooring and tiled walls. Inset spotlights. Towel rail. Extractor fan. Modern suite comprising of shower with rainfall shower head and handheld shower attachment, wash hand basin and W.C.

Bedroom Two - 3.56m x 3.05m (11'8" x 10'0") Double glazed window to front with fitted shutters. Wooden flooring. Radiator.

Lounge - 5.11m x 3.53m (16'9" x 11'7") Open fireplace with tiled hearth and electric wood burner. Wooden flooring. Modern radiator. Wall lights. Open to kitchen and orangery.

Kitchen - 3.56m x 3.38m (11'8" x 11'1") Double aspect room with double glazed windows to rear and side. Built in cupboard. Tiled flooring and partially tiled walls. Modern radiator. Inset spotlights. Boiler. Fully fitted with a range of modern grey wall and base units housing integral dishwasher, with space and plumbing for fridge/freezer. Built in eye level double electric oven. Granite work surfaces with inset composite 1 and 1/2 bowl sink and drainer unit with mixer taps, and 4 burner Induction hob with stainless steel splashback and fitted stainless steel cooker hood.

Orangery - 4.78m x 2.13m (15'8" x 7'0") French doors leading to rear garden and double glazed windows to rear. Feature lantern skylight. Inset spotlights. Tiled flooring. Modern, tall, radiator.

Garage

Driveway & Front Garden Mainly laid to lawn with shingle area. Driveway providing ample off road parking.

Rear Garden Mainly laid to lawn with patio area. Pond. Shed. Outside tap. Outside power point. Fencing surrounds with gated side access. Personal door to garage.



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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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.

