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PROTECTED

PRS Property
Redress
Scheme



 Surridge Mison

67 Castle View Gardens, Westham, Pevensy, BN24 5HS
£380,000



Surridge Mison
ESTATES

This detached, two bedroom and two bathroom bungalow with garaging and parking is considered to be well presented, light and spacious throughout. Located in the sought after village of Westham, Pevensey, within close proximity to excellent amenities including the mainline train station and high street amenities.

The position of the property allows a quiet plot and easy, level access, and the accommodation begins in the entrance porch with a glazed internal door into the spacious hallway, where you have two built in storage cupboards and loft access. The loft has a fitted ladder and is fully insulated, one of the cupboards houses the boiler which was newly fitted in 2025, and there is also the bathroom and cloakroom.

The spacious lounge is approached from the hallway, and overlooks the front garden. This room in turn opens into the kitchen which is very well-equipped with plenty of wall and base units, and has ample space for appliances. There is also a useful built in pantry cupboard. The double glazed conservatory leads from the kitchen and accesses onto the rear garden.

There are two double bedrooms, both with large windows looking over the gardens to the front and rear. Bedroom one has good range of fitted wardrobes and an en-suite shower room. Outside, there's a rear garden with newly laid to lawn and patio areas allowing for full enjoyment of this quiet space. Both the summerhouse and shed have power and light, plus a lovely array of mature planting. There is also a vegetable patch. The garden to the front is again lawned. The garage is located in a block and can be accessed via up & over door to front, or via personal door and the allocated parking is in front of the garage approached from the rear service road.

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





Entrance Porch - 1.04m x 0.74m (3'5" x 2'5")- UPVc door to front. Wooden glazed door to entrance hall.

Entrance Hall - 4.09m x 0.97m (13'5" x 3'2")- Two built in storage cupboards, one housing combi boiler fitted in 2025. Loft access, with fitted ladder, being fully insulated. Radiator. Carpeted. Coved ceiling.

Bathroom - 1.8m x 1.73m (5'11" x 5'8")- Double glazed opaque window to side. Carpeted with tiled walls. Heated towel rail. Suite comprising of bath with mixer taps and shower over, and wash hand basin set within vanity unit.

Cloakroom - 1.73m x 0.79m (5'8" x 2'7")- Double glazed opaque window to side. Carpeted with tiled walls. Coved ceiling. Wash hand basin set within vanity unit and W.C.

Lounge - 4.93m x 3.84m (16'2" x 12'7")- Double glazed window to front. Carpeted. Radiator. Wall lights. Coved ceiling. Glazed opaque window and sliding door to kitchen.

Kitchen - 3.56m x 3.48m (11'8" x 11'5")- Glazed window and door to sun room. Vinyl flooring and partially tiled walls. Coved ceiling. Built in larder style cupboard. Fully fitted with a range of wall and base units with space and plumbing for washing machine, slimline dishwasher, fridge/freezer and tumble dryer. Built in eye level double electric oven. Work surfaces with inset 4 burner gas hob with fitted extractor hood and stainless steel double sink and drainer unit.

Conservatory - 3.33m x 2.9m (10'11" x 9'6")- Double glazed window and door leading to rear garden. Carpeted. Radiator. Wall light. Telephone point and TV point.

Bedroom One - 3.53m x 2.95m (11'7" x 9'8")- Double glazed window to rear. Fitted wardrobes. Radiator. Coved ceiling. Carpeted. Door leading to en-suite shower room.

En-Suite Shower Room - 1.8m x 1.17m (5'11" x 3'10")- Double glazed opaque window to side. Vinyl flooring and tiled walls. Inset spotlights. Extractor fan. Towel rail. Suite comprising of shower cubicle, wash hand basin and W.C.

Bedroom Two - 3.35m x 3.33m (11'0" x 10'11")- Double glazed window to front. Radiator. Carpeted. Coved ceiling.

Garage En Bloc & Parking- Single garage located in a block with up & over door to front and personal door. Parking in front of garage.

Front Garden- Laid to lawn with trees and shrubs.

Rear Garden- Mainly laid to lawn with patio area. Wooden shed. Summerhouse with power and light. Mature trees and shrubs. Flower beds and borders. Vegetable patch. Gated side access.

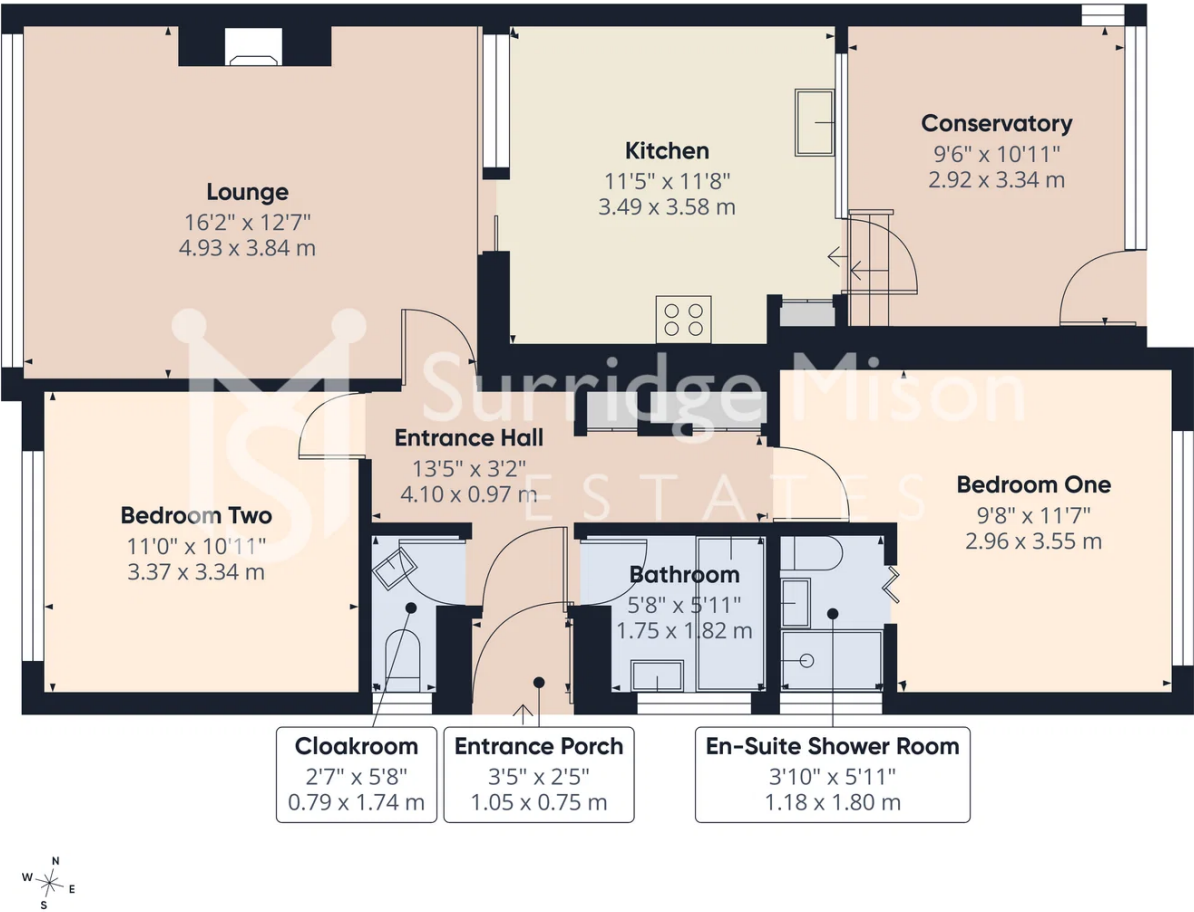


Council Tax Band- D EPC Rating-
TBC Tenure- Freehold

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:

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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.



Approximate total area^m
859 ft²
79.8 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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