

39 St. Johns Drive, Westham, Pevensey, BN24 5HX

£350,000

Surridge Mison
ESTATES

CHAIN FREE

This detached, two bedroom bungalow with garaging is considered to be well presented, and 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 property has been improved and the position allows a quiet position, with the accommodation beginning with the spacious entrance hallway, where you have two built in storage cupboards and loft access.

The spacious lounge is approached from the hallway, and overlooks the rear garden accessed by double glazed French doors. 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.

There are two double bedrooms, both with large windows looking over the gardens to the front and bedroom one has good range of fitted wardrobes. Outside, there's a rear garden which is paved for easy maintenance has gated side access, the garden to the front is lawned. The garage has an electric up & over door to front, and personal door from the garden.

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.









Entrance Hall - 3.45m x 1.57m (11'4" x 5'2")-Double glazed door to front. Oak internal doors throughout. Two built in storage cupboards with fitted shelving. Loft access. Radiator. Fitted matting and carpeted. Coved ceiling.

Cloakroom - 1.78m x 0.81m (5'10" x 2'8")-Double glazed opaque window to side. Vinyl flooring with tiled walls. Chrome towel rail. Wash hand basin set within vanity unit and W.C.

Shower Room - 1.85m x 1.73m (6'1" x 5'8")-Double glazed opaque window to side. Carpeted, with tiled walls. Extractor fan. Chrome towel rail. White suite compromising of walk in shower cubicle with composite enclosure, rainfall shower head and handheld shower attachment and wash hand basin set within vanity unit.

Bedroom One - 4.06m x 3.51m (13'4" x 11'6")-Double glazed window to front. Fitted wardrobes. Radiator. Carpeted. Coved ceiling.

Bedroom Two - 3.53m x 3m (11'7" x 9'10")-Double glazed window to front. Radiator. Carpeted. Coved ceiling.

Lounge/Dining Room - 5.08m x 3.58m (16'8" x 11'9")-Double glazed French doors leading to rear garden. Gas fireplace with tiled hearth and wooden surround. Carpeted. Radiator. TV point. Coved ceiling. Open to kitchen.

Kitchen - 3.51m x 3.45m (11'6" x 11'4")-Double aspect room with double glazed windows to rear and side. Hardwearing vinyl flooring and partially tiled walls. Radiator. Built in larder style cupboard. Coved ceiling. Fully fitted with a range of wall and base units with built in eye level double electric oven. Space and plumbing for fridge/freezer, dishwasher, washing machine and tumble dryer. Work surfaces with inset 4 burner gas hob with fitted stainless steel cooker hood and inset ceramic sink and drainer unit with mixer taps.

Garage & Parking - 5.64m x 2.67m (18'6" x 8'9")-Single garage with electric up & over door to front. Personal door to rear garden and double glazed window to rear.

Rear Garden-Fully paved for ease of maintenance. Flower beds. Outside tap. Fencing surrounds with gated side access.

Front Garden-Lawned area, with gated shingle and paved section.

Council Tax Band- D 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

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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.







