

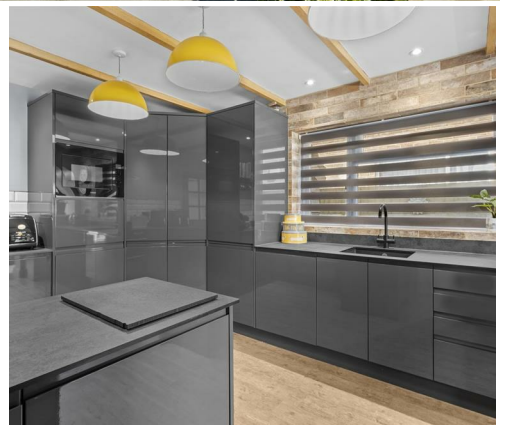


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new
instruction



Springfield Close, Pevensey, BN24 5JF

Freehold | House - Semi-Detached | 4 Bedrooms

Beautifully presented and extended home in the heart of Westham Village within walking distance to the train station, historic castle and local shops. Vaulted open plan living space, leading to a tropical landscaped rear garden. The bright accommodation is set over 3 floors with a converted loft space offering a bright bedroom affording rooftop views. Located in a cul de sac, this property is a must see.

FOR SALE
FREEHOLD
£470,000

Location

Springfield Close is a cul de sac in Westham, a historical village which is serviced by a train station and bus routes. Local amenities, shops and Pevensey Castle are all within walking distance. The village has a Primary school which currently has a 'Good' Ofsted rating and again, is within walking distance of the property. The High Street has an array independent shops and cafes as well as the local church.

Front Garden

A pathway which is bordered by lawn leads to the front door. Colourful shrubs run alongside the garage. In front of the garage is off road parking for a vehicle.

Entrance Hall 12'7" x 7'4" (3.85 x 2.25)

Upvc door opens into the entrance hall which has stairs to the first floor, radiator and carpet. Under stairs storage cupboard which has power points and is currently housing the tumble dryer.

Shower Room 8'2" x 5'4" (2.5 x 1.65)

Vanity unit with storage, inset basin and concealed cistern toilet. Shower cubicle with folding door. Vinyl flooring, double glazed window to the side aspect and inset down lights. Space and plumbing for washing machine under worktop.

Living Room 18'4" x 12'11" (5.6 x 3.95)

A beautifully presented reception room, with half height wood grain panelling, bespoke bookcase with cupboard below and ornate fireplace. Wood effect flooring. Coving, double glazed window to the rear aspect and radiator.

Kitchen

A contemporary kitchen with a comprehensive range of wall and floor units, including corner larder cupboard. Finished with grey gloss cabinetry and complementary slate effect worktop. Integrated eye level Zanussi microwave oven, dishwasher, full size fridge and separate freezer. Space for range cooker. LVT wood effect flooring which flows through the opening to;

Reception Room

Bathed in natural light from the 2 large Velux windows, glazed french doors and windows overlooking the garden. This space is perfect for those looking for open plan living, with dining and lounge areas, with the latter having a log burner. Exposed ceiling beams which allow for a vaulted ceiling, adding to that feeling of space and character.

Landing

Staircase rises from the first floor, with window to the side allowing in natural light. Carpet and oak doors to first floor rooms.

Bathroom 8'7" x 8'2" (2.63 x 2.5)

The freestanding bath, with central mixer tap is a particular feature of this lovely bathroom. Fully equipped shower cubicle with dual shower heads and jets. Corner toilet, vanity unit with basin, mixer tap and cupboard below. Double glazed window with obscured glass, towel radiator and airing cupboard.

Bedroom One 13'5" x 12'9" (4.1 x 3.9)

Built in wardrobes with shelving and hanging rails. Wood effect flooring, coving and double glazed window overlooking the rear garden.

Bedroom Two 14'9" x 10'5" (4.5 x 3.2)

Double glazed window to the rear aspect, built in double wardrobe and carpet. Coving and radiator.

Bedroom Four 9'4" x 9'0" (2.85 x 2.75)

With further under staircase space, wood effect flooring and double glazed window to the front.

Second Floor Landing 9'6" x 6'6" (2.9 x 2)

An ideal office space with natural light from a Velux window.

Bedroom Three 13'9" x 12'3" (4.2 x 3.75)

Four Velux windows set in the skellings, offering rooftops views. Built in cupboards as well as additional storage space in the eaves. Radiator and wood effect flooring.

Rear Garden

An oasis garden with an array of beautiful plants, shrubs and trees. This outdoor space has zoned areas, perfect for relaxing, entertaining and dining. The patio area is bordered by colourful plants with a path leading to further patio area and onto covered area which has lighting and a Chimney. There is also a wooden shed in the garden.

Garage

With an electric roller door, power points and lighting. Subject to the necessary consents being granted the space could offer the option for additional living space or an annex as it has the ground floor shower located adjacent.

Utility Room

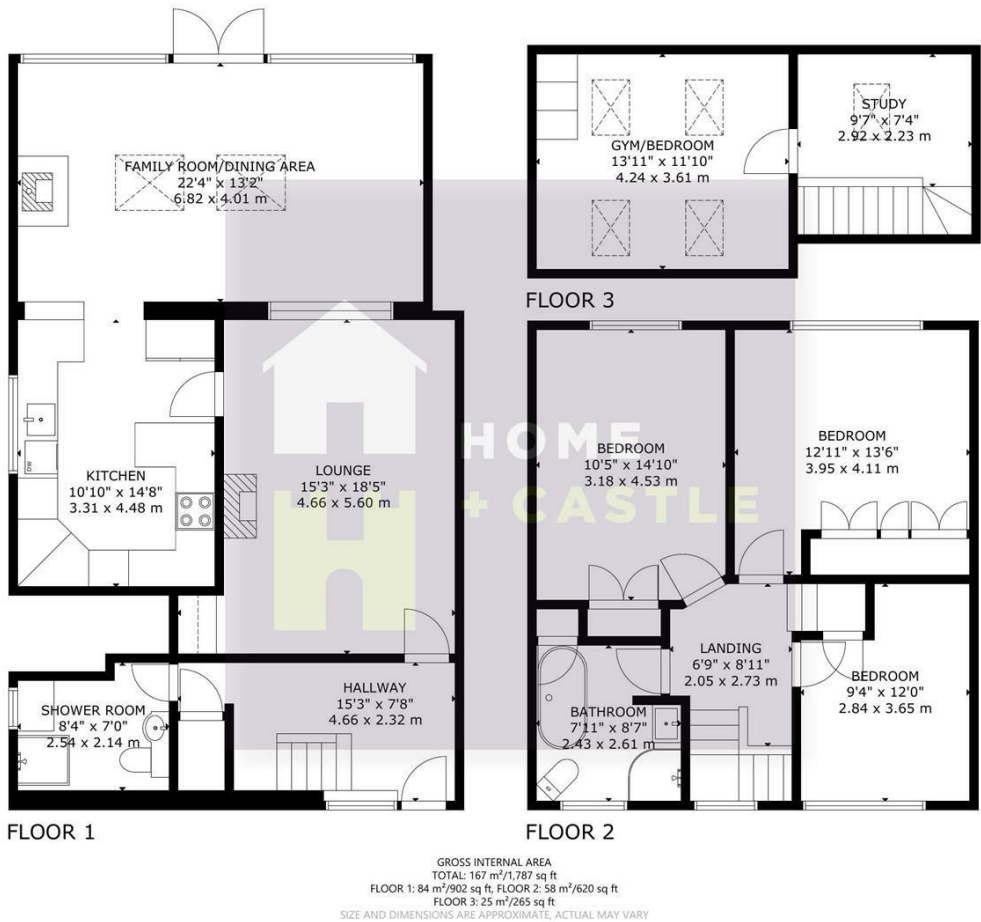
Additional Information

Council Tax Band: D - Wealden

EPC Rating: C

The property has solar panels on the front elevation which are leased under an agreement. they are approximately 5 years old and were replaced when the roof was re done.

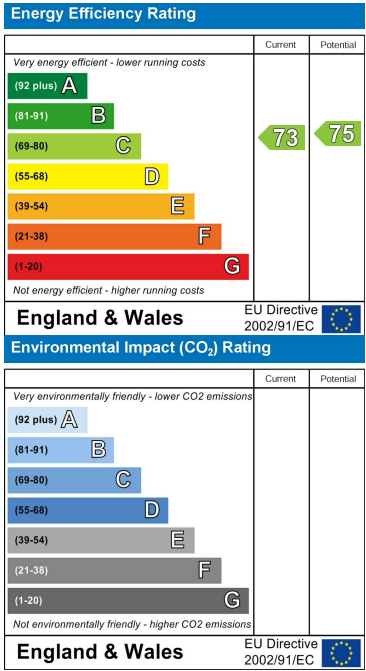
Floor Plan



Area Map



Energy Efficiency Graph



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