

HUNT FRAME

ESTATE AGENTS



4 Gallows Close, Pevensey, BN24 5HD

£395,000



A SPACIOUS, extended detached house, located in peaceful Gallows Close, Westham, Pevensey. This property boasts THREE RECEPTION ROOMS as well as an OFFICE, THREE BEDROOMS and two bathrooms. Further benefits include driveway parking, a rear garden offering a good degree of seclusion, gas central heating and double glazing throughout.

Situated in a quiet cul-de-sac on the outskirts of the village, conveniently located within easy reach of the railway station and primary school, as well as local shops, pubs, St. Mary's Church, Pevensey Castle and recreation ground, viewing is recommended. CHAIN FREE.



ENTRANCE PORCH

With double glazed windows, radiator and tiled flooring.

ENTRANCE HALL

Tiled flooring, radiator, stairs rising to first floor with storage cupboard beneath.

CLOAKROOM

Low level wc, hand basin, radiator, part tiled walls.

KITCHEN

18'6 x 8 (5.64m x 2.44m)

Double glazed window to front, fitted with a range of wall and base mounted units with work surfaces and tiled splash-backs, single drainer stainless steel unit, electric cooker point, integrated dishwasher and concealed washing machine.

DINING ROOM

9'4 x 9'4 (2.84m x 2.84m)

Double radiator, wood effect laminate flooring.

LOUNGE

19'2 x 10'3 (5.84m x 3.12m)

Double glazed patio doors and window to rear, three radiators, wood effect laminate flooring.

OFFICE

8'2 x 7 (2.49m x 2.13m)

Double glazed window to rear, radiator, wood effect laminate flooring.

RECEPTION ROOM (Formerly the garage)

18'6 x 7'8 (5.64m x 2.34m)

Double glazed window to front, radiator. (Please note, the conversion of the garage does not have planning permission.)

First Floor Landing

With double glazed windows at half landing, storage cupboard, access to loft. (Housing gas combi-boiler).

BEDROOM 1

18'8 x 7'9 (5.69m x 2.36m)

Double glazed window to front, two radiators.

EN-SUITE SHOWER

8'7 x 6'8 (2.62m x 2.03m)

Double glazed window to rear, heated towel rail, low profile access shower enclosure, low level wc, hand basin with vanity cupboard.

BEDROOM 2

9'6 x 9 (2.90m x 2.74m)

Double glazed window to rear, radiator, built in wardrobe, fitted storage cupboard, wood effect laminate flooring.

BEDROOM 3

9'5 x 9 (2.87m x 2.74m)

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to front, heated towel rail, tiled walls. Fitted with a white suite comprising 'P' shaped panelled bath with shower and screen, pedestal hand basin and low level wc.

FRONT GARDEN/DRIVEWAY

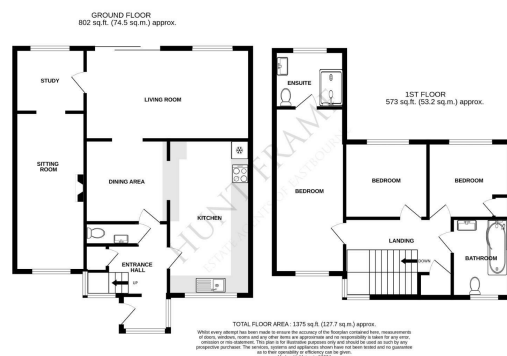
Providing off road parking, with adjacent flower/shrub bed.

REAR GARDEN

Enjoying a good degree of seclusion, with an area of artificial lawn with a pergola, and an area of decking. Raised flower/shrub bed.

*AGENTS NOTE

The converted garage does not have planning permission.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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