

HUNT FRAME

ESTATE AGENTS



13 Oaklands, Pevensey, BN24 5AW

Offers Over £425,000



DETACHED, WITH THREE DOUBLE BEDROOMS. Beautifully presented and recently refurbished with a new* heating system, kitchen, bathroom, cloakroom, double glazing, fascia's, soffits and rainwater goods as well as new floor coverings, redecoration and landscaped rear garden. Spacious throughout, with additional accommodation comprising lounge, open plan kitchen - dining room, utility, ground floor cloakroom, integral garage and driveway parking.

Situated in sort after Westham, conveniently located within 1/2 mile of the railway station and primary school, as well as local shops, pubs, St. Mary's Church, Pevensey Castle and recreation ground.

VIEWING HIGHLY RECOMMENDED.

*All improvements undertaken since November 2021.



ENTRANCE HALL

With double glazed entrance door, radiator, oak effect flooring (extending through to reception rooms and kitchen).

LOUNGE

16'4 x 13'1 (4.98m x 3.99m)
Double glazed bay window to front, radiator, television point, wall light points.

KITCHEN - DINING ROOM

16'1 x 10'9 (4.90m x 3.28m)
Double glazed French doors to rear garden, radiator, fitted storage unit and matching wall mounted illuminated display unit.

Further double glazed window to rear, fitted with a range of wall and base mounted units with complimentary Minerva work surfaces incorporating drainer, under stair storage cupboard, wall mounted illuminated display unit. Integrated AEG appliances comprising induction hob with extractor, electric oven and combination microwave/grill/oven, dish washer and under counter refrigerator.

Rear Lobby

Tiled flooring, doors to integral garage, utility, and cloak room.

UTILITY

7'10 x 6'3 (2.39m x 1.91m)
Double glazed door and window to rear garden, fitted storage cupboard housing gas boiler. Work surface with tiled splash back with plumbing point for washing machine beneath and space for further appliance. Space for refrigerator/freezer, tiled flooring.

CLOAKROOM

Double glazed window to side, radiator, tiled flooring, low level wc, hand basin with vanity cupboard.

First Floor Landing

Airing cupboard, loft access.

BEDROOM 1

14'1 x 9'5 (4.29m x 2.87m)
Two double glazed windows to front, radiator, built in double wardrobe.

BEDROOM 2

16'3 x 8'8 (4.95m x 2.64m)
(FORMERLY TWO BEDROOMS). Two double glazed windows to rear, two radiators.

BEDROOM 3

13'4 x 7'10 (4.06m x 2.39m)
Double glazed window to front, radiator.

BATHROOM

Double glazed window to side, white suite comprising panelled bath with shower over, low level wc, hand basin with vanity unit, heated towel rail, part tiled walls, feature splash panels.

FRONT GARDEN

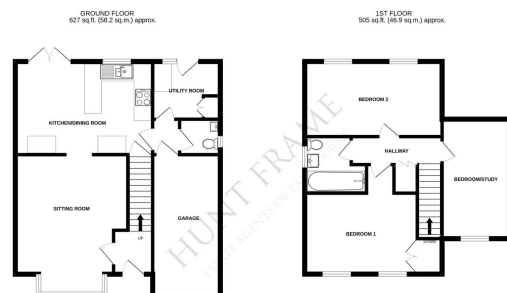
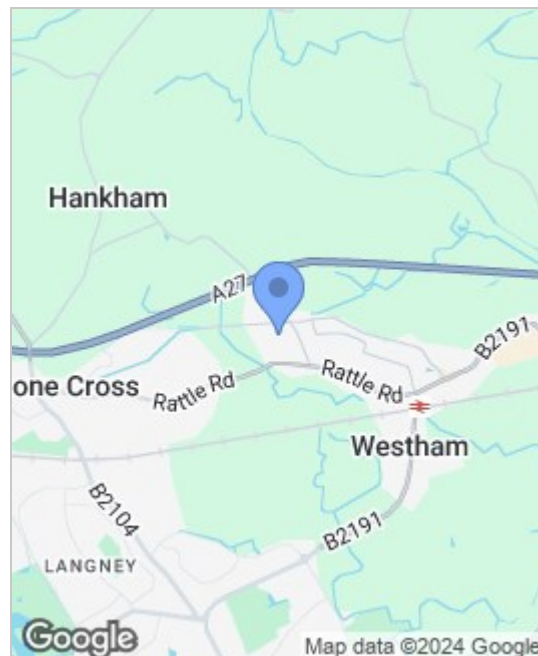
DRIVEWAY PARKING with adjacent lawn.

INTEGRAL GARAGE

17 x 8 (5.18m x 2.44m)
Electric, remote controlled up & over door, power and light.

REAR GARDEN

Attractively landscaped and stocked with a variety of shrubs, around an area of lawn with seating areas and patio extending the full width of the plot. Double gates open to the front of the house.



TOTAL FLOOR AREA: 1132 sq ft (105.1 sq m) approx.
*When every effort has been made to ensure the accuracy of the figures contained here, responsibility for errors, omissions, or any other inaccuracies shall remain with the user of the information. The user is advised to verify the information with the relevant authorities.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		83	(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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