



We are always delighted to bring to the market a 'one off' and this is truly one of the best examples. A plot that extends to approx an acre (not measured) with uninterrupted views, and a home which has been sympathetically extended, all set in a -cul-de-sac location central to Westham village. The property benefits from double glazing and gas central heating throughout, and has accommodation on offer comprising of five bedrooms, three ground floor and two first floor, two bathrooms, reception room measuring 24ft6 in length and kitchen/breakfast room the same length. All bedrooms are doubles in size, and both bathrooms and kitchen are modern and well equipped. There is the addition of a utility room and further W.C situated at the back of the over sized garage which measures 20ft in length x 12ft2. Westham village is situated within the stunning scenery of Pevensey Levels and has local amenities together with the access to rail links taking you directly to Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area. Historic buildings and activities such as Pevensey Castle are all within walking distance and Pevensey Bay offers the beach within easy reach with its water sports and activities. The dog friendly beach is a 25 min walk and the castle 5 mins. Miles of country walks around including the 1066 walk from the Castle.

The front of the property has two driveways and laid to lawn whilst the stunning rear garden comprises of a raised deck leading to laid to lawn extending to the rear boundary and overlooking Pevensey marshes and also enjoying a fantastic view of Pevensey Castle. There has been the addition of a Summerhouse / Studio within the garden which has double glazed bi-fold doors and power and light.

Guide Price £725,000-£750,000
Freehold Council Tax Band- E



10 Church Avenue, Westham, Pevensey, BN24 5LN

Entrance Hall- Casement door to front. Double glazed opaque window to side. Two built in cupboards and one airing cupboard. Radiator and laminate flooring. Stairs leading to first floor.

Lounge/Diner - 7.47m x 5.28m (24'6" x 17'4")- Double aspect room with double glazed windows to side and rear. Double glazed French doors to deck. Carpet flooring and radiators. Coving and wall light features. Telephone and TV point.

Kitchen/Breakfast Room - 7.47m x 3.66m (24'6" x 12'0")- Double aspect room with double glazed window to rear and double glazed door to side. Boiler. Radiator. TV point. Vinyl flooring and partially tiled walls. Fully fitted with a range of wall and base units and compromising of integral microwave and single electric oven. Work surfaces with inset stainless steel 1 1/2 bowl sink and drainer unit and four burner gas hob. Central island. Plumbing for dishwasher and space for fridge/freezer.

Utility Room - 2.36m x 1.65m (7'9" x 5'5")- Double glazed window to rear and double glazed door to rear. Work surfaces with inset stainless steel sink and drainer unit. Radiator. Plumbing for washing machine and space for fridge freezer.

Cloakroom- Off utility room. Double glazed opaque window to rear. Wash hand basin and W.C.

Bedroom Three - 4.24m x 3.51m (13'11" x 11'6")- Double aspect room with double glazed windows to front and side. Radiator.

Bedroom Four - 4.06m x 2.72m (13'4" x 8'11")- Double glazed window to front. Radiator,

Bedroom Five - 3.45m x 2.51m (11'4" x 8'3")- Double glazed window to side. Built in wardrobes. Radiator.

Bathroom- Double glazed opaque window to side. Towel rail and extractor fan. Partially tiled walls and tiled flooring. White suite compromising of bath with mixer taps, shower cubicle, wash hand basin and W.C.

Bedroom One - 5.18m x 3.3m (17'0" x 10'10")- Double glazed window to rear. Eaves storage. Radiator. Door leading to en-suite.

En-Suite- Double glazed opaque window to side. Fully tiled walls and vinyl flooring. Extractor fan and radiator. White suite compromising of bath with mixer taps and electric shower over, wash hand basin and W.C.

Bedroom Two - 5.18m x 2.54m (17'0" x 8'4")- Double glazed window to rear. TV point. Radiator.

Oversized Garage - 6.1m x 3.71m (20'0" x 12'2")- 1 and 1/2 oversized garage. Up & over electric door. Personal door. Power and light.

Front Garden- Laid to lawn. Gated side access. Double driveway. Access to garage.

Summerhouse/Cabin - 4.8m x 3.78m (15'9" x 12'5")- Bifold doors. Laminate flooring. TV point. Power and light. Full broadband connection.

Rear Garden- Measuring to approx 1 acre. Mainly laid to lawn with raised decking area. Views over Pevensey Castle and open fields. Flower beds and borders with trees and shrubs. Fencing and hedging surrounds with gated side access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



01323 460617

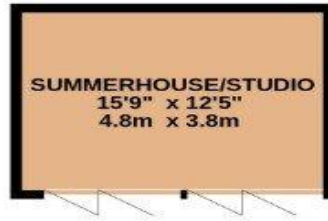
info@surridgemison.com

www.surridgemison.com

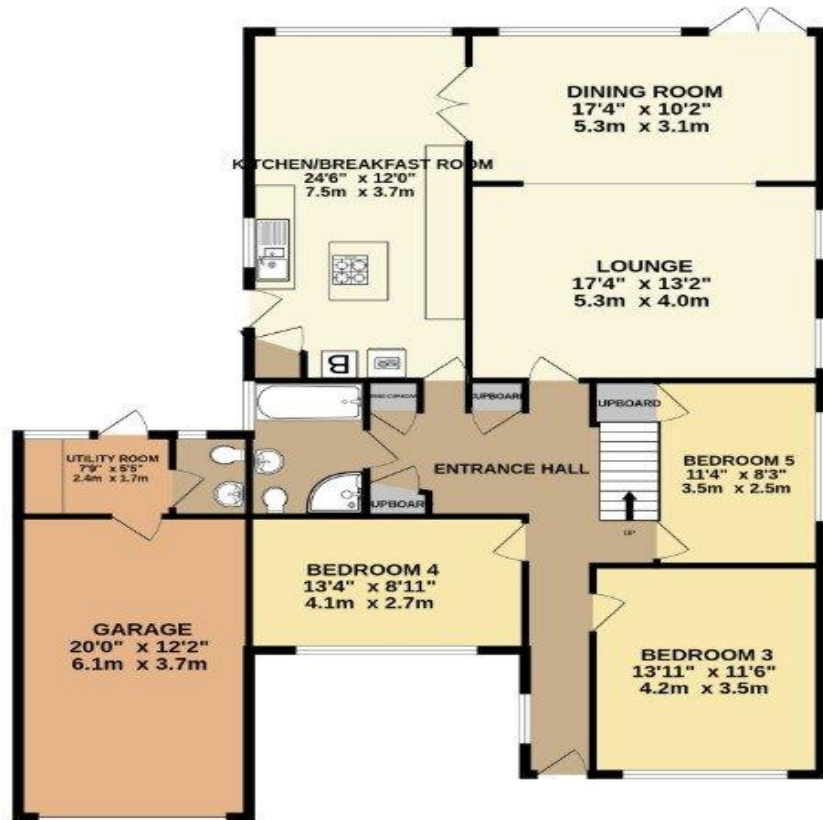
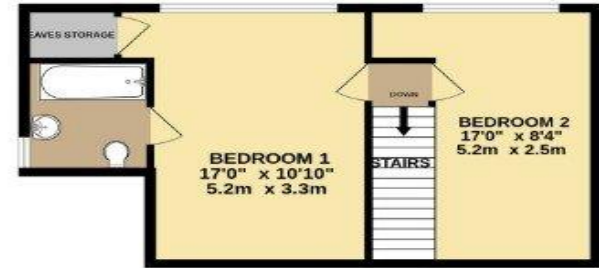
66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438

GROUND FLOOR
1803 sq.ft. (167.5 sq.m.) approx.



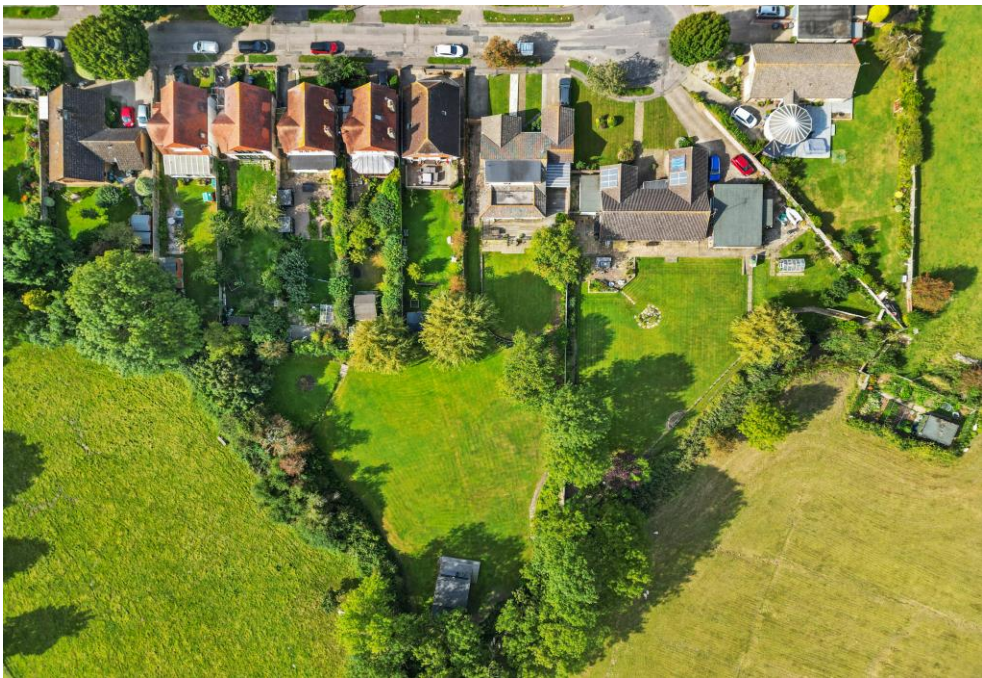
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 2255 sq.ft. (209.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



naea | propertymark

PROTECTED

 Surridge Mison
ESTATES

 PRS Property
Redress
Scheme