



A beautifully presented and rarely available three bedroom semi-detached home in sought after Westham village. The property has been subject to many updates to include double glazing throughout and gas central heating and presents as a lovely and comfortable home. Situated in the heart of Westham village, with its excellent local amenities to include 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. There are miles of country walks around including the 1066 walk from the Castle and across the stunning Pevensey levels. Improvements have been made to the home to include double glazing and gas central heating and the accommodation comprises of bright entrance hall, leading onto a double aspect lounge with sliding patio doors to the rear garden, a modern kitchen with space for appliances and a through dining area overlooking the mature front garden. Upstairs there are three bedrooms all with fitted/built in wardrobes, a modern shower room and W.C, plus an additional W.C. The rear garden is mature and pretty, with a covered seating area. To the front of the property are mature flower beds and borders. There is a garage in the adjacent block.

Guide Price £325,000-£335,000
Freehold | Council Tax Band- C



Entrance Hall- Double glazed door and double glazed opaque window to front. Solid wood flooring. Radiator. Stairs leading to first floor with understairs cupboard.

Lounge - 5.74m x 3.3m (18'10" x 10'10")- Double aspect room with double glazed window to front and sliding patio doors to rear. Electric fireplace. Solid wood flooring. Radiator.

Kitchen - 3.86m x 2.24m (12'8" x 7'4")- Double glazed window and double glazed door to rear. Solid wood flooring and partially tiled walls. Fully fitted with a range of white gloss wall and base units with space and plumbing for washing machine, tumble dryer and fridge/freezer. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit with space for cooker.

Through Dining Room - 3.33m x 1.93m (10'11" x 6'4")- Double glazed window to front. Solid wood flooring. Radiator.

First Floor Landing- Carpet flooring. Loft access.

Bedroom One - 3.73m x 3.3m (12'3" x 10'10")- Double glazed window to front. Carpet flooring. Fitted cabinets, wardrobe, and desk area. Radiator.

Bedroom Two - 3.76m x 2.95m (12'4" x 9'8")- Double glazed window to front. Radiator. Carpet flooring. Built in wardrobe.

Bedroom Three - 3.35m x 2.62m (11'0" x 8'7")- Double glazed window to rear. Radiator. Carpet flooring. Fitted cabinets. Built in cupboard housing boiler.

Upstairs Cloakroom- Double glazed opaque window to rear. Radiator. Carpet flooring. W.C.

Shower Room- Double glazed opaque window to rear. Fully tiled walls and tiled flooring. Towel rail. Modern suite comprising of double shower cubicle, wash hand basin and W.C.

Front Garden- Laid to lawn with patio area and pathway. Mature flower beds and borders.

Rear Garden- Mainly laid to lawn. Mature flower beds and borders, with trees and shrubs. Covered seating area. Shed. Gated side access.

Garage En Bloc

Utilities This property has the following utilities Water: Mains - Drainage: Mains – Gas: Mains – Electricity: Mains.

To check broadband visit: <https://www.openreach.com/fibre-checker>

To check mobile phone coverage visit Ofcom: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

The property is heated with a central heating system.



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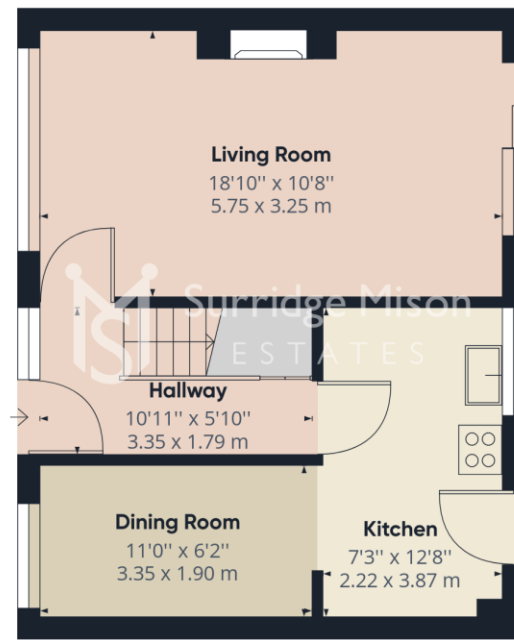
Company Registration Number 14506438

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

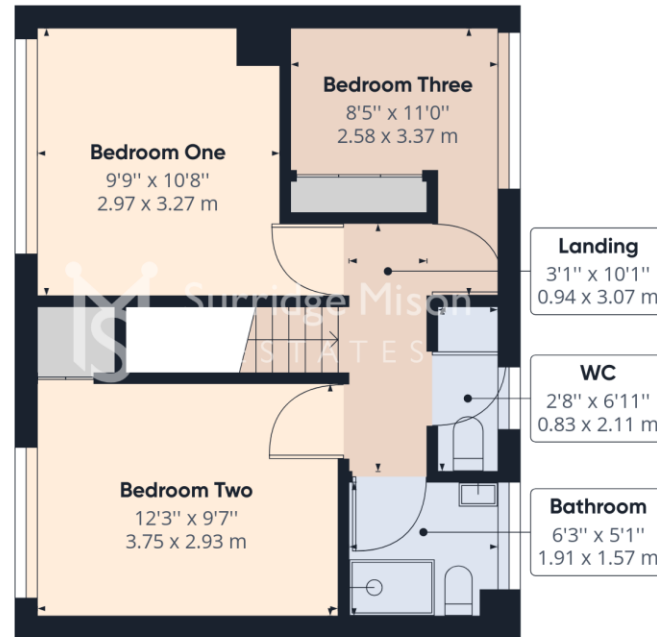
ENERGY RATING TBC



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.



Floor 0



Floor 1

Approximate total area⁽¹⁾

848.11 ft²

78.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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