



We are delighted to be able to offer to the market a beautifully presented 4 double bedroom detached home on the sought after Oaklands development in Westham. This property has been extended and improved by the current owners, and as such presents as a spacious home with good sized bedrooms and two reception rooms, with the real feature being the refitted and improved kitchen/breakfast room and utility. Oaklands is situated within easy reach of Westham village centre with its transport links and wide choice of local amenities, to include Primary level school, and nursery, 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 spacious accommodation on offer comprises of entrance hallway, and ground floor W.C. Opening into the main reception room which has glazed doors through to the formal dining room, overlooking the rear garden. The refitted and modern kitchen/breakfast room again overlooks the rear garden, has the benefit of integral appliances, and space for a gas range cooker. The utility room has been formed by converting the rear of the garage, whilst retaining ample storage space to the front. Upstairs are four double bedrooms, two with built in wardrobes, and one with en-suite shower facilities, and the modern refitted family bathroom. With a mature rear garden suitable for families and entertaining, and ample off road parking, viewing is going to be essential to be able to fully appreciate this spacious family home.

**£450,000**

**Freehold | Council Tax Band- D**



25 Oaklands, Westham, Pevensey, BN24 5AW

 **Surridge Mison**  
ESTATES

**Entrance Hall-** Glazed door to front. Radiator. Carpet flooring.

**Cloakroom-** Double glazed opaque window to front. Partially tiled walls and tiled flooring. Radiator. Wash hand basin and W.C.

**Lounge** - 5.38m x 4.29m (17'8" x 14'1")- Two double glazed windows to front. Stairs leading to first floor. Electric fireplace. Radiator. Carpet flooring. Coving. Glazed double doors leading to dining room.

**Dining Room** - 2.77m x 2.62m (9'1" x 8'7")- Sliding patio doors leading to rear garden. Radiator. Carpet flooring. Coving.

**Kitchen/Breakfast Room** - 5.28m x 2.82m (17'4" x 9'3")- Two double glazed windows to rear and glazed door to rear. Partially tiled walls and laminate flooring. Wall mounted long radiator. Inset spotlights and under unit lights. Pantry cupboard. Fully fitted with a range of cream shaker style wall and base units housing boiler and integral fridge/freezer, drinks fridge, dishwasher and microwave. Granite work surfaces with breakfast bar, with inset butler style sink and space for range style cooker with fitted Bosch cooker hood.

**Utility Room** - 2.49m x 2.29m (8'2" x 7'6")- Partially tiled walls and laminate flooring. Inset spotlights. Door leading to garage. Radiator. Fitted with a range of cream shaker style wall and base units with space and plumbing for washing machine and tumble dryer. Work surfaces with inset stainless steel sink and drainer unit.

**First Floor Landing-** Loft access. Carpet flooring.

**Bedroom One** - 3.51m x 2.92m (11'6" x 9'7")- Two double glazed windows to front. Built in wardrobes with mirrored doors. Radiator. Carpet flooring. Door leading to en-suite.

**En-Suite-** Opaque double glazed window to side. Fully tiled walls and tiled flooring. Modern suite comprising of shower cubicle, wash hand basin and W.C.

**Bedroom Two** - 4.55m x 3.12m (14'11" x 10'3")- Two double glazed windows to front. Radiator. Carpet flooring.

**Bedroom Three** - 4.27m x 2.41m (14'0" x 7'11")- Double glazed window to rear. Radiator. Carpet flooring.

**Bedroom Four** - 3.05m x 3.02m (10'0" x 9'11")- Double glazed window to rear. Built in wardrobes with mirrored doors. Radiator. Carpet flooring.

**Bathroom-** Double glazed opaque window to rear. Fully tiled walls and tiled flooring. Chrome towel rail. Fitted storage cupboard. Modern suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin set in vanity unit and W.C.

**Front Garden-** Laid to lawn.

**Driveway**

**Garage** - 2.84m x 2.39m (9'4" x 7'10")- Up & over door. Power and light.

**Rear Garden-** Laid to lawn with patio areas. Gated side access. Fencing surrounds with mature hedging, shrubs and flower beds.

**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>



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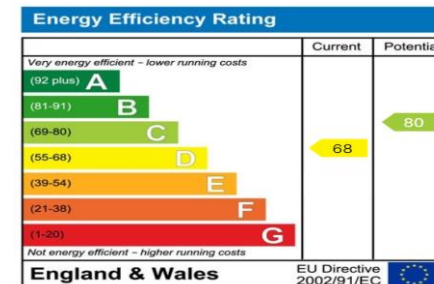
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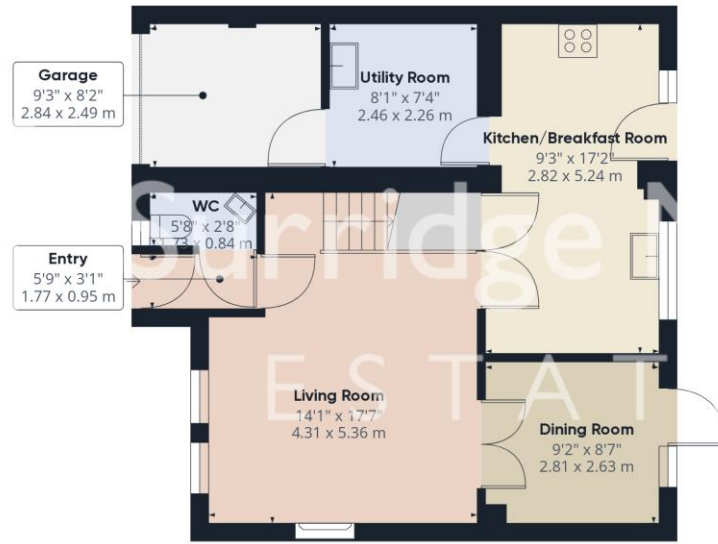
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Pevensy, BN24 5LP

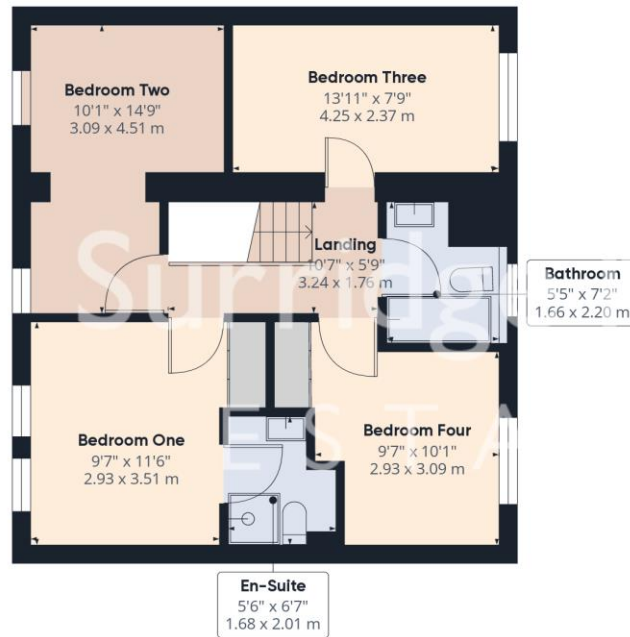
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. 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<sup>††</sup>

1215.81 ft<sup>2</sup>

112.95 m<sup>2</sup>

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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