



A stunning Chain Free three/four bedroom detached house located in a desirable village cul-de-sac backing onto fields. This smartly presented home comprises hallway, ground floor WC, white gloss kitchen, spacious lounge/diner, office/family/ground floor bedroom, conservatory with solar glass roof, three bedrooms (two with fitted wardrobes) and a modern shower room. Outside there is off road parking to front and a private rear garden with a fabulous sun deck with a sunny aspect and countryside views. Located in the popular village of Westham near Pevensey Castle with the benefit of a local railway station.

£420,000

Tenure Freehold



40 Oaklands, Westham, Pevensey, East Sussex, BN24 5FJ

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Entrance Hall

Double glazed door to front. Double glazed window to side with fitted shutters. Radiator. Storage cupboard. Stairs leading to first floor.

Cloakroom WC

Opaque double glazed window to front. Partially tiled walls. Radiator. Wash hand basin set within vanity unit and W.C.

Kitchen - 2.82m x 2.72m (9'3" x 8'11")

Double glazed window to front. Partially tiled walls. Concealed ideal gas boiler. Fully fitted with a range of white gloss wall and base units with integral dishwasher and double AEG electric oven, with space and plumbing for washing machine. Work surfaces with inset 4 burner AEG electric hob with fitted stainless steel cooker hood and stainless steel 1 and 1/2 bowl sink and drainer unit.

Study/Bedroom Four - 4.9m x 2.34m (16'1" x 7'8")

Double aspect room with double glazed windows to front and rear with fitted shutters and door to rear garden. Two radiators. Coving. Hatch to loft space with boarding and light.

Lounge/Diner - 5.72m x 3.28m (18'9" x 10'9")

Double glazed window to rear with fitted shutters and patio doors leading to conservatory. Two radiators. Coving.

Conservatory - 3.18m x 2.59m (10'5" x 8'6")

UPVc conservatory with double glazed French doors with fitted blinds to rear. Radiator plus a programable electric heater.

First Floor Landing

Double glazed window to side.

Bedroom One - 4.22m x 2.97m (13'10" x 9'9")

Double glazed window to rear with fitted shutters. Fitted wardrobes. Radiator. Hatch to loft space with boarding and pull down ladder and light.

Bedroom Two - 3.38m x 2.69m (11'1" x 8'10")

Double glazed window to rear with fitted shutters. Fitted wardrobes. Radiator.

Bedroom Three - 3m x 1.85m (9'10" x 6'1")

Double glazed window to front with fitted shutters. Fitted shelves. Radiator.

Shower Room

Double glazed opaque window to front. Fully tiled walls. Airing cupboard. Extractor fan. Chrome towel rail. Modern suite comprising of walk in shower enclosure, wash hand basin and W.C.

Driveway

Block paved driveway.

Front Garden

Paved. Rosemary & lavender bushes. Outside power point and water tap.

Rear Garden

Far reaching views over farmland. Mainly laid to lawn with astroturf, composite decking and patio. Shed. Fencing surrounds with gated side access. Outside power point.

Council Tax Band- D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.



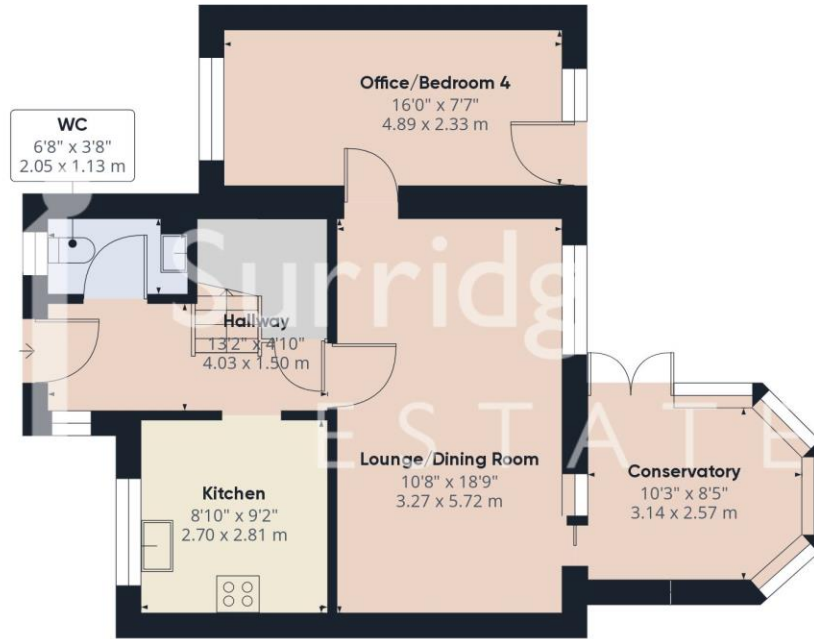
01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0

Approximate total area⁽¹⁾
987.99 ft²
91.79 m²



Floor 1

(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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