



Surridge Mison Estates present this bright, spacious and well presented CHAIN FREE two bedroom retirement maisonette. The property features views of the communal gardens, private entrance with fitted stairlift for easy access, large double aspect lounge/dining room, fitted kitchen with space for appliances, modern bathroom and two double bedrooms with built-in wardrobes. In addition, there are two large storage cupboards and loft access. Church Bailey is a retirement community at the heart of Westham Village. The site has pretty gardens, resident's lounge, parking and lifeline chords in all rooms for independent living. Westham sits on the western side of Pevensey Castle with train services to Eastbourne, Brighton, Hastings and London. The development is extremely well thought of and is set in the centre of Westham village and offers easy access to local amenities to include the village hall which has many activities running weekly, the Post Office and doctors surgery. The train station allows for good transport links along with the bus service. There are amenities available to residents of Church Bailey which include a laundry room, residents lounge and excursions which you may choose to be part of.

**Guide Price £160,000-£170,000**  
**Tenure Leasehold | Council Tax Band- C**



20 Church Bailey, Westham, Pevensey, BN24 5NQ



**Entrance Porch-** Door to front. Carpet flooring. Stairs with fitted stairlift rising to entrance hall.

**Entrance Hall-** Large walk in storage cupboard & airing cupboard. Loft access. Coving. Carpet flooring. Electric radiator.

**Lounge/Diner** - 5.97m x 3.33m (19'7" x 10'11")- Double aspect room with double glazed window to front and bay window to side. Electric fireplace with tiled surround. Coving. Carpet flooring. Electric radiator. Telephone point and TV point.

**Kitchen** - 3.15m x 2.46m (10'4" x 8'1")- Double glazed window to rear. Partially tiled walls and vinyl flooring. Wall mounted electric heater. Fully fitted with a range of wall and base units with space and plumbing for washing machine and fridge/freezer, and electric oven. Work surfaces with inset 4 burner electric hob with fitted extractor cooker hood and stainless steel sink and drainer unit.

**Bedroom One** - 3.86m x 2.82m (12'8" x 9'3")- Double glazed window to rear. Built in wardrobes. Carpet flooring. Radiator.

**Bedroom Two** - 3.4m x 2.82m (11'2" x 9'3")- Double glazed window to front. Built in wardrobes with mirrored doors. Carpet flooring. Radiator.

**Bathroom-** Double glazed opaque window to rear. Partially tiled walls and vinyl flooring. Chrome towel rail. Extractor fan. Modern suite comprising of bath with mixer taps and electric shower over with glazed screen, wash hand basin and W.C.

**Church Bailey-** Communal facilities include beautifully landscaped communal gardens, resident's lounge, guest room, laundry and hairdressing salon. There is also an activities and craft room displaying examples of residents' work.

**Parking-** On site resident's parking.

## Leasehold Information

Tenure- Leasehold

65 Years Remaining

Service Charge- £181 pcm which includes water charges and gardening.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 None**

**Electricity Mains**

**Primary Heating** Electric 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.gov.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.



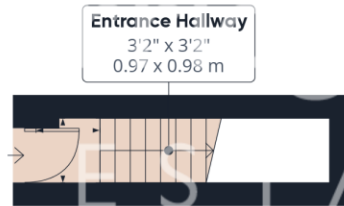
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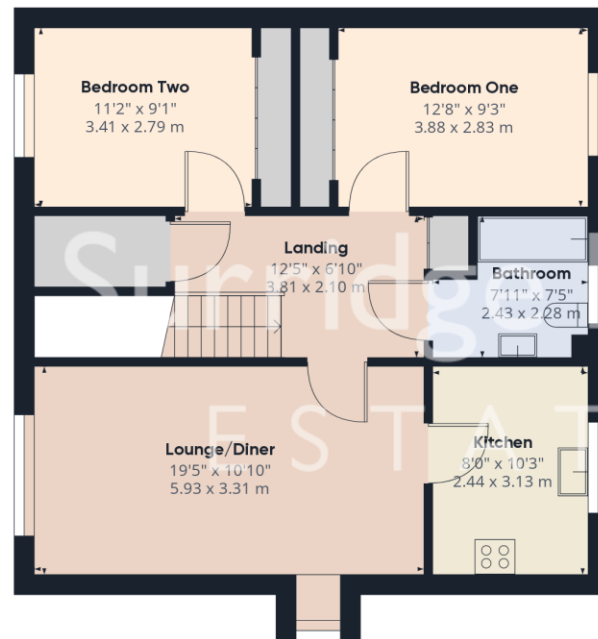
[www.surridgemison.com](http://www.surridgemison.com)

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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

757.36 ft<sup>2</sup>

70.36 m<sup>2</sup>

(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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