



At this highly desirable address within the village of Westham, Pevensey you will find this chain free two double bedroom semi-detached bungalow on a corner plot. The property comprises spacious hallway, lounge/diner, re-fitted kitchen, full width conservatory, bathroom and separate WC. Outside there are well maintained gardens, block paved driveway leading to a garage at the rear. Some interior redecoration would further enhance this bright and spacious home. The bungalow is easily situated only a few minutes' walk from the train station and the high street.

Price £350,000
Tenure Freehold



24 Spring Close, Westham, Pevensey, East Sussex, BN24 5AA

Entrance Vestibule

Double glazed door to side. Tiled flooring.

Entrance Hall

Cupboard with consumer unit. Airing cupboard. Coving. Radiator. Loft access with pull down ladder and light. Carpet flooring.

Lounge/Diner - 5.11m x 3.63m (16'9" x 11'11")

Double glazed window to rear. Electric fireplace. Radiator. Coving. Carpet flooring.

Kitchen - 3.51m x 3.43m (11'6" x 11'3")

Double aspect room with double glazed windows to rear and side and double glazed door to rear. Partially tiled walls. Radiator. Fully fitted with a range of shaker style wall and base units comprising of concealed Glow Worm boiler and double electric oven with space and plumbing for washing machine and fridge/freezer. Work surfaces with inset stainless steel sink and drainer unit and 4 burner hob.

Conservatory - 7.21m x 2.34m (23'8" x 7'8")

UPVc with polycarbonate roof. Patio doors leading to rear garden. Carpet flooring. Two radiators.

Bedroom One - 4.09m x 3.53m (13'5" x 11'7")

Double glazed window to front. Fitted wardrobes with mirrored doors. Radiator. Coving. Carpet flooring.

Bedroom Two - 3.63m x 3.05m (11'11" x 10'0")

Double glazed window to front. Coving. Radiator. Carpet flooring.

Bathroom

Double glazed opaque window to front. Fully tiled walls and carpet flooring.. White suite comprising of bath with mixer taps and electric shower over and wash hand basin.

Separate WC

Double glazed opaque window to side. Fully tiled walls and laminate flooring. Radiator. W.C.

Front & Side Gardens

Laid to lawn.

Driveway

Block paved driveway.

Rear Garden

Mainly laid to lawn with patio area. Fencing and wall surround with hedges and shrubs. Gated side access.

Garage - 5.66m x 2.72m (18'7" x 8'11")

Up & over door. Personal door. Power and light.

Please contact Surridge Mison Estates for viewing arrangements or for further information.

Council Tax Band C with Wealden District Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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.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.



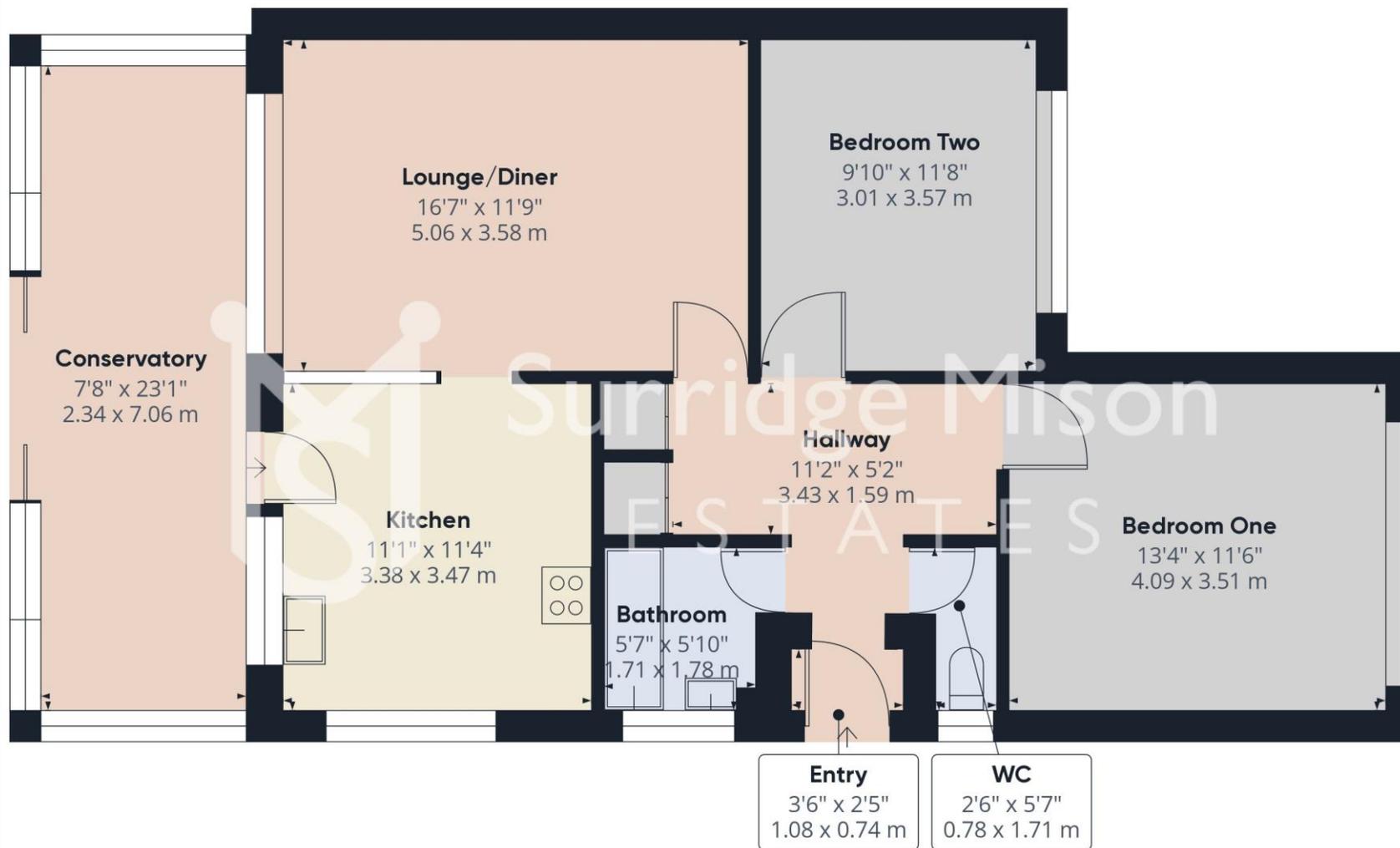
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Approximate total area⁽¹⁾
935.66 ft²
86.93 m²

(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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 PRS Property
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