



What a unique and beautifully presented home with impressive space and in this sought after location in Westham Village. This semi-detached bay fronted bungalow has been thoughtfully extended and improved by the present owners, with the extension space providing a truly incredibly spacious 3 bedroom home. With a fully insulated workshop/utility room with power and plumbing, a wide and mature plot and ample living and bedroom space this property will have to be viewed to be fully appreciated. The position of the bungalow is within very easy reach of Westham village, with its excellent local amenities to include access to rail links taking you directly to Eastbourne, 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 a dog friendly beach within 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. Everything within the home has been extremely well maintained with modern double glazed windows and doors throughout with a recently updated gas combination boiler serving the hot water and central heating system. The accommodation is presented with a feeling of space and versatility throughout with the first approach into the entrance hall leading to all three double bedrooms, two with built in wardrobes. Bedroom three has an attractive skylight and is currently being used as another reception room/snug. The bathroom is modern and features bath and separate shower cubicle again with feature skylight. The kitchen is modern and has been refitted with a range of units and integrated appliances and opens into the large dining room which opens with French doors to the rear terrace and garden. The lounge is also overlooking and accessing the rear garden with French doors and is an impressive 15ft5 in width with an open fireplace and recently fitted wood burner. There is also the utility room/workshop which is to the side of the property and fitted with plumbing, sink unit and ample power points. The external space on offer is equally as impressive with a mature and well maintained garden, there is the brick and paved terrace and laid to lawn plus two sheds with power and Summerhouse. The front of the property allows for ample off road parking and lawned front garden with hedging.

Guide Price £500,000-£525,000

Tenure Freehold | Council Tax Band- C



15 Pevensey Park Road, Westham, Pevensey, BN24 5HW

Entrance Hall- Half glazed door to front. Laminated wood flooring. Inset ceiling LED lights. Radiator. Loft access with fitted ladder and partially boarded.

Lounge - 4.7m x 4.19m (15'5" x 13'9")- French doors to rear garden. Open fireplace with recently fitted wood burner. Wall lights. Coved ceiling and carpeted.

Dining Room - 4.24m x 3.02m (13'11" x 9'11")- French doors to rear garden. Laminated wood flooring. Inset ceiling LED lights. Radiator. Coved ceiling.

Kitchen- Double glazed window to side. Partially tiled walls and vinyl flooring. Inset ceiling LED lights. Fully fitted with a range of modern wall and base units with integral fridge/freezer & dishwasher with space & plumbing for washing machine and housing the recently fitted gas combination boiler and double electric oven. Work surfaces with inset 4 burner gas hob with stainless steel splashback & cooker hood, and composite sink & drainer unit.

Utility Room/Workshop - 5.92m x 2.26m (19'5" x 7'5")- Double aspect room with double glazed window to front and composite door, and door to rear. Plumbing and space for washing machine and tumble dryer. Ample power points. Work surfaces with inset stainless steel sink unit.

Bedroom One - 4.37m x 3.33m (14'4" x 10'11")- Double glazed bay window to front. Built in wardrobes. Radiator. TV point.

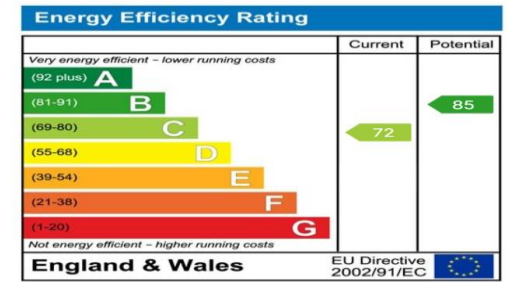
Bedroom Two - 3.91m x 3.33m (12'10" x 10'11")- Double glazed bay window to front. Built in wardrobes. Radiator. Inset spotlights.

Bedroom Three - 3.18m x 3.02m (10'5" x 9'11")- Skylight with velux window. Inset ceiling LED lights. Radiator.

Bathroom- Velux window. Partially tiled walls and tiled flooring. Inset ceiling LED lights. Extractor fan. Shaver point. Heated towel rail. Modern suite comprising of bath with mixer taps & shower attachment, shower cubicle, wash hand basin set within vanity unit & W.C.

Rear Garden- Paved terrace with steps leading to the mainly laid to lawn. Enclosed by fencing with mature shrubs, flower beds & borders. Two wooden sheds with power and Summerhouse.

Driveway- To the front of the property allowing for ample off road parking.



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.



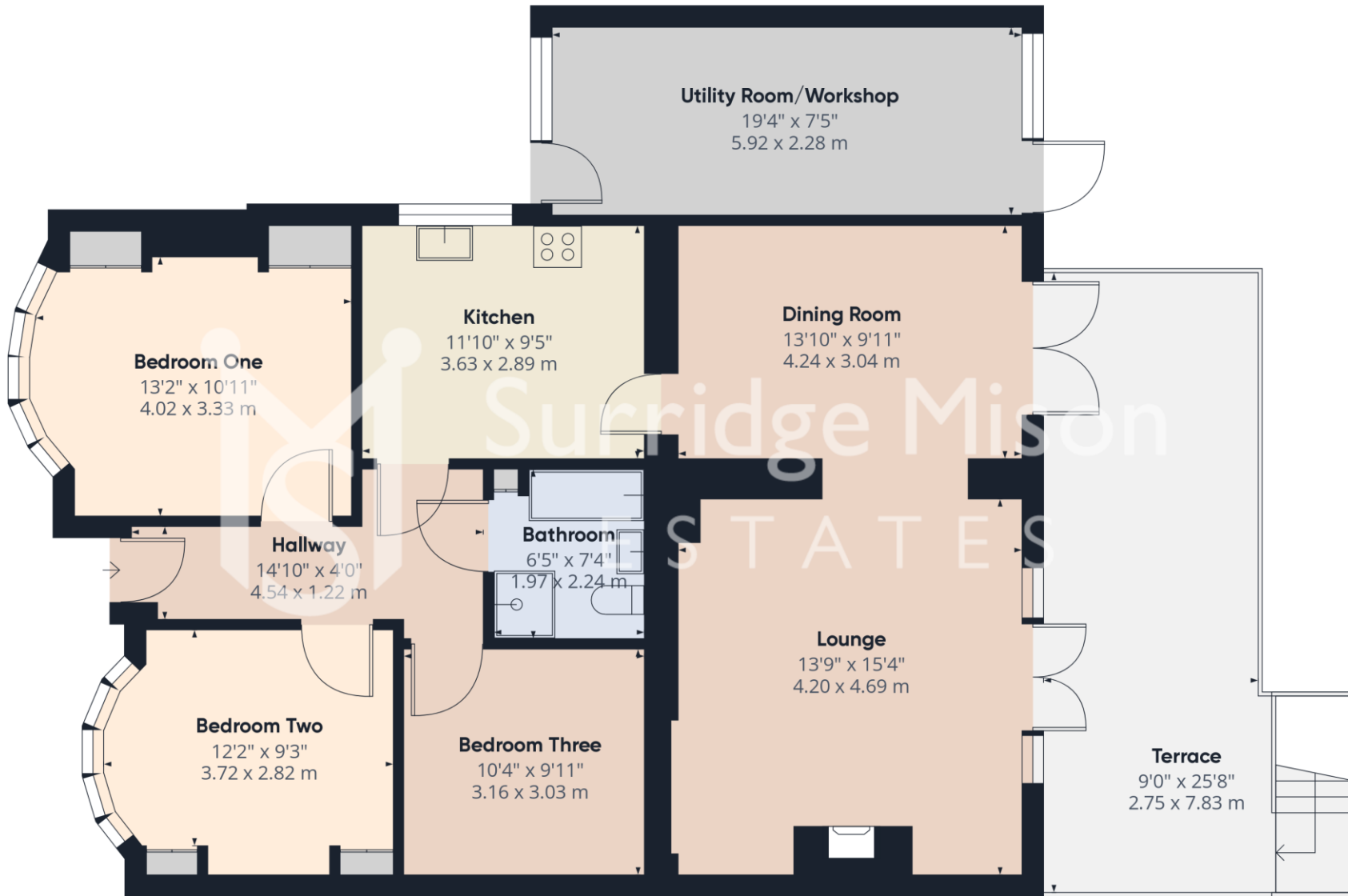
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Approximate total area⁽¹⁾
1125.91 ft²
104.6 m²

(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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