



This is the most spacious end of terraced Victorian property which has been subject to many changes and improvements by the current owners to provide an extremely comfortable and tastefully presented home. The position of the home means that the plot it is positioned on is larger than expected, with wide side access and an ample rear garden. The location on Pevensey High Street allows for the full enjoyment of the conservation area, with the outlook to historic properties and Church, and enjoying a walled garden with Pevensey levels beyond. Together with being within walking distance of historic Pevensey Castle and its surrounding grounds and country walks around including the 1066 walk. Further along in Westham is the easy access to rail links taking you directly to Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area. The renovation of the property has been detailed and thorough meaning that any new owner can move in with complete confidence, this includes new double glazing with the aesthetically pleasing double glazed Sash units to the front of the house, together with wiring work and plumbing updated in many parts. The kitchen/breakfast room is in fact undergoing work currently and will be completed with fully refitted units, integral dishwasher and washing machine and built in oven and induction hob. The presentation of the property has been sympathetically put together in keeping with the age of the build and includes engineered wood flooring, cornice in the front reception room and fireplace, and upstairs a modern refitted bathroom. The remaining accommodation is spacious with three good sized bedrooms and outside the garden does not disappoint with ample space for entertaining and family enjoyment all in a secluded well maintained space.

Guide Price £450,000-£475,000 |
Freehold | Council Tax Band- D



6, Castle Terrace, High Street, Pevensey, BN24 5LF





01323 460617
 info@surridgemison.com
 www.surridgemison.com
 66 High Street, Westham
 Pevensey, BN24 5LP
 Company Registration Number 14506438

Entrance Hall- Casement door to front. Ornate tiled flooring. Feature radiator and inset ceiling LED lights. Stairs leading to first floor with storage beneath.

Lounge - 4.42m x 4.17m (14'6" x 13'8")- Double glazed sash window to front with fitted blinds. Engineered wood herringbone flooring and coved ceiling. Fireplace and tall ladder radiator. Inset ceiling LED lights. TV point.

Dining Room - 3.4m x 3m (11'2" x 9'10")- Double glazed window to rear. Oak internal door. Engineered wood flooring. Fireplace and surround, feature radiator. Opening to kitchen.

Kitchen - 4.29m x 3.05m (14'1" x 10'0")- Double aspect room with double glazed window to side, door to side and patio doors to rear. Vinyl flooring and partially tiled walls. Inset LED ceiling lights. Fully fitted with a range of wall and base units comprising of integral dishwasher with plumbing and space for washing machine. Double oven. Work surfaces with inset four burner induction hob and ceramic sink and drainer unit.

First Floor Landing- Loft access with fitted ladder and boarding. Inset LED ceiling lights.

Bedroom One - 5.16m x 3.61m (16'11" x 11'10")- Double glazed windows to front. Radiator.

Bedroom Two - 3.3m x 3m (10'10" x 9'10")- Double glazed window to rear. Radiator.

Bedroom Three - 3.51m x 1.85m (11'6" x 6'1")- Double glazed window to rear. Radiator.

Bathroom- Double glazed opaque window to side. Tiled flooring and partially tiled walls. Inset ceiling LED lights. Extractor fan. Towel rail. Refitted modern suite comprising of shower bath with mixer taps and shower over, wash hand basin set in vanity unit and low level W.C.

Front Garden- Pathway to front door. Gated side access.

Rear Garden- Mainly laid to lawn with newly laid stone paved terrace. Part flint walled surround. Two timber framed garden stores and side access.

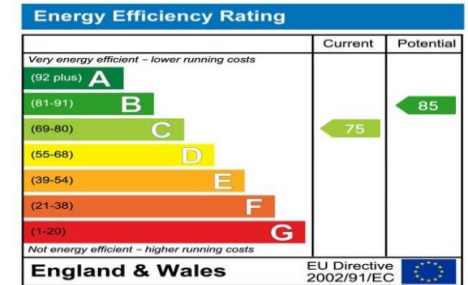
Utilities

This property has the following utilities: Water; Mains Drainage; Mains Gas; Mains Electricity; Mains

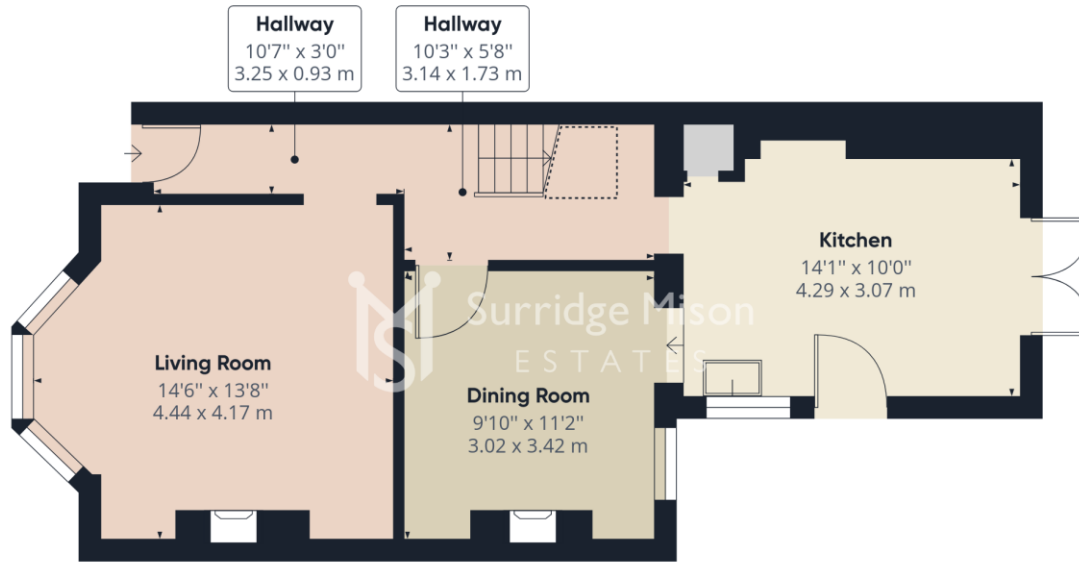
Primary Heating; Gas central heating system Solar Power; None

To check broadband visit Openreach: <https://www.openreach.com/fibre-checker>

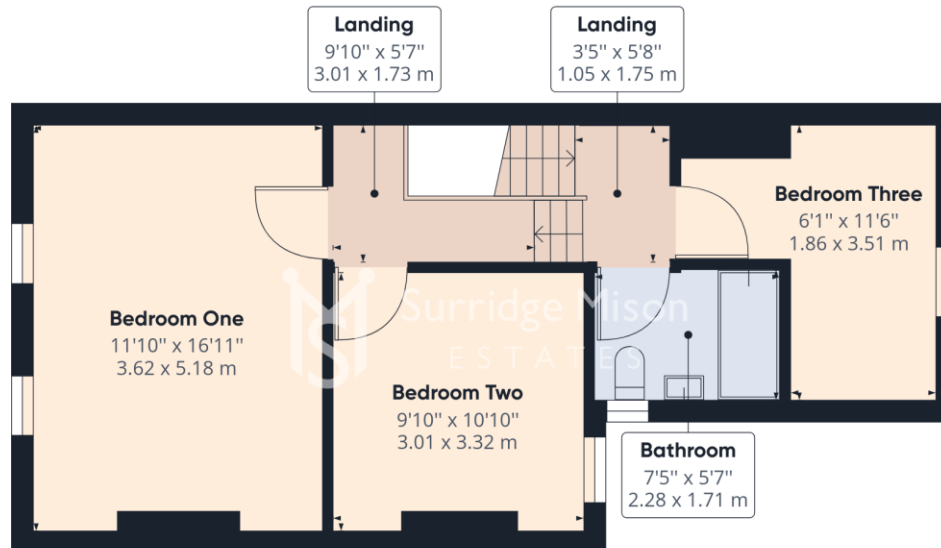
To check mobile phone coverage, visit Ofcom: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1018.23 ft²

94.60 m²

Reduced headroom

16.42 ft²

1.53 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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