



An exciting opportunity to purchase and modernise this spacious Chain Free two bedroom semi-detached bungalow in the Village of Westham. The property comprises two double bedrooms both with fitted wardrobes, shower room, large welcoming hallway, lounge/diner, double aspect kitchen/breakfast room, double glazed conservatory, long driveway, garage and a favourable south westerly facing garden. Westham has a train station, post office, pub fish & chip shop, pretty church and the historic Pevensey Castle.

Price £350,000
Tenure Freehold



58 St Johns Drive, Westham, Pevensey, East Sussex, BN24 5HX



Entrance Vestibule

Double glazed door to side.

Hallway

Glazed door to side. Radiator. Loft access. Airing cupboard. Meter cupboard.

Lounge/Diner - 5.05m x 3.61m (16'7" x 11'10")

Double glazed window to rear. York stone gas fireplace. Coving. Carpet flooring.

Kitchen/Breakfast Room - 3.56m x 3.4m (11'8" x 11'2")

Double aspect room with double glazed windows to rear and side and double glazed door to rear. Partially tiled walls and laminate flooring. Concealed Baxi gas boiler. Fully fitted with a range of country style wall and base units with space and plumbing for fridge/freezer, washing machine and dishwasher. Space for cooker. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit.

Conservatory - 3.12m x 2.39m (10'3" x 7'10")

UPVc conservatory with double glazed door leading to rear garden. Polycarbonate roof. Radiator.

Bedroom One - 4.14m x 3.58m (13'7" x 11'9")

Double glazed window to front. Fitted wardrobes. Radiator. Coving.

Bedroom Two - 3.58m x 3.07m (11'9" x 10'1")

Double glazed window to front. Fitted wardrobes. Radiator.

Shower Room

Double glazed opaque window to side. Fully tiled walls and vinyl flooring. Towel rail. Suite comprising of corner shower cubicle with electric Triton shower and wash hand basin.

Separate W.C.

Double glazed opaque window to side. Picture rail. Vinyl flooring. Radiator. W.C.

Driveway

Long driveway.

Garage

Single garage with up & over door. Personal door and window to rear.

Front Garden

Mainly laid to lawn. Gated rear access.

Rear Garden

Mainly laid to lawn with patio area. Fencing surround with shrubs. Greenhouse.

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

Council Tax Band- C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 63 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.



01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Approximate total area⁽¹⁾

859.93 ft²

79.89 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.

GIRAFFE360



naea | propertymark

PROTECTED

 Surridge Mison
ESTATES

 PRS Property
Redress
Scheme