



Harold Cottage forms one half of two semi-detached cottages fully renovated in 2018 and tucked away just behind the High Street in sought after Westham village. The property has been well maintained by the current owner and provides a wonderful opportunity to own a Freehold cottage with private parking.

Benefits include double glazing throughout and modern electric heating. The cottage is approached at the front via a small area of owned outside space and the ground floor offers an entrance hallway and open plan living/dining and kitchen area. The kitchen is well equipped with all necessary appliances and upstairs there is a good sized bedroom with storage and full modern bathroom. The landing also has built in storage facilities together with the hot water tank.

The adjacent parking space to the front is private however with the railway station in such close proximity you can enjoy the ease of transport to the larger towns of Eastbourne, Lewes and Brighton together with direct links to Gatwick and London Victoria.

Guide Price £200,000-£220,000
Tenure Freehold | Council Tax Band- B



Harold Cottage, 68b High Street, Westham, Pevensey, BN24 5LP



Entrance Hall

Casement door to front. Stairs leading to first floor.

Open Plan Lounge/Dining/Kitchen - 4.22m x 4.01m (13'10" x 13'2")

Double glazed window to front. Carpet flooring. Inset spotlights. Electric heater.

Kitchen

Vinyl flooring and partially tiled walls. Fully fitted with a range of modern wall and base units with space and plumbing for fridge/freezer, washing machine and slimline dishwasher. Built in electric oven. Work surfaces with inset stainless steel sink and drainer unit and electric 4 burner hob with fitted stainless steel cooker hood.

First Floor Landing

Two built in cupboards, one housing water tank. Inset spotlights.

Bedroom One - 3.23m x 2.46m (10'7" x 8'1")

Double glazed window to front. Built in storage cupboard. Electric heater.

Bathroom

Velux window. Vinyl flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Modern suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin set within vanity unit and W.C.

Private Parking Space

Garden

Area of owned outside space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
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.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.



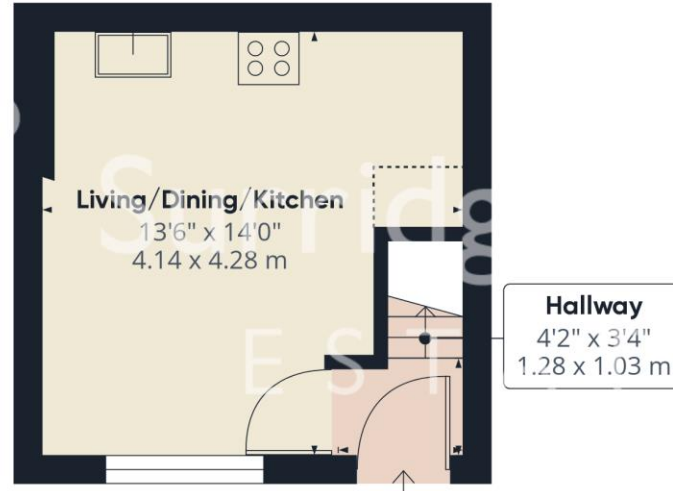
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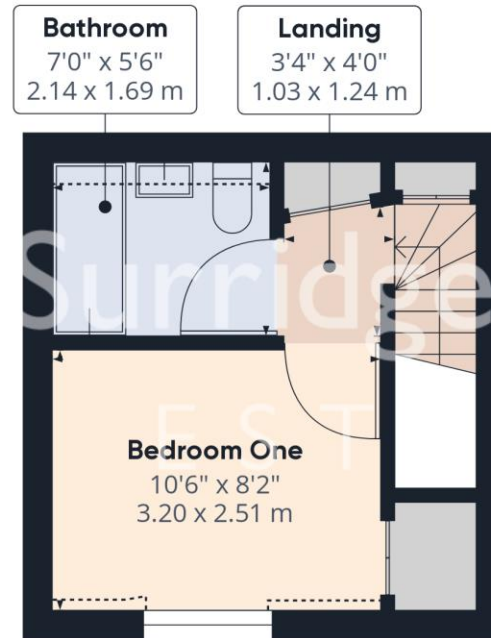
www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

344.88 ft²

32.04 m²

Reduced headroom

13.99 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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 Surridge Mison
ESTATES

 PRS Property
Redress
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