



Whilst this detached two bedroom bungalow will be subject to a full refurbishment, it sits on a good sized plot on a sought after quiet lane on the edge of Westham village. It provides a great project for the right person to create a home which meets their standards and design. The sought after position of the home is conveniently placed within very easy reach of the village centre and train station which provides direct links to Eastbourne, London Victoria, Gatwick, Brighton and Hastings, the area is equally well served by bus routes and there are schools for all ages within the local area and there an abundance of walks and local landmarks all again within easy reach. The current configuration of the bungalow comprises of one reception room, and two good size bedrooms. There is a spacious kitchen which opens onto the rear garden and a functioning shower room. The gardens have been cut back to allow sight of the whole plot, they are currently arranged front and rear with a driveway and covered car parking area. The property must be viewed to be able to fully appreciate its position and the opportunity it presents.

Guide Price £315,000 Freehold | Council Tax Band- D



Highfields, Peelings Lane, Westham, Pevensey, BN24 5AD



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

Entrance Porch- Double glazed door to front.

Entrance Hall- Wooden door to front.

Lounge - 3.96m x 3.91m (13'0" x 12'10")- Double aspect room with double glazed windows to front and side. Original internal doors. Fireplace. Radiator.

Kitchen - 4.5m x 3.96m (14'9" x 13'0")- Double glazed window to rear and 1/2 glazed door to rear. Boiler. Radiator. Larder cupboard and meter cupboard. Wall and base units with work surfaces housing stainless steel 1 and 1/2 bowl sink and drainer unit.

Bedroom One - 4.22m x 3.53m (13'10" x 11'7")- Double glazed window to front. Radiator.

Bedroom Two - 3.07m x 2.62m (10'1" x 8'7")- Double glazed window to rear. Radiator.

Shower Room- Double glazed window to rear. Airing cupboard. Suite comprising of electric shower cubicle, wash hand basin and W.C.

Front Garden- Laid to lawn surrounded by hedges and fencing. Gated rear access. Driveway.

Rear Garden- Laid to lawn surrounded by hedges and fencing.

Carport

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:

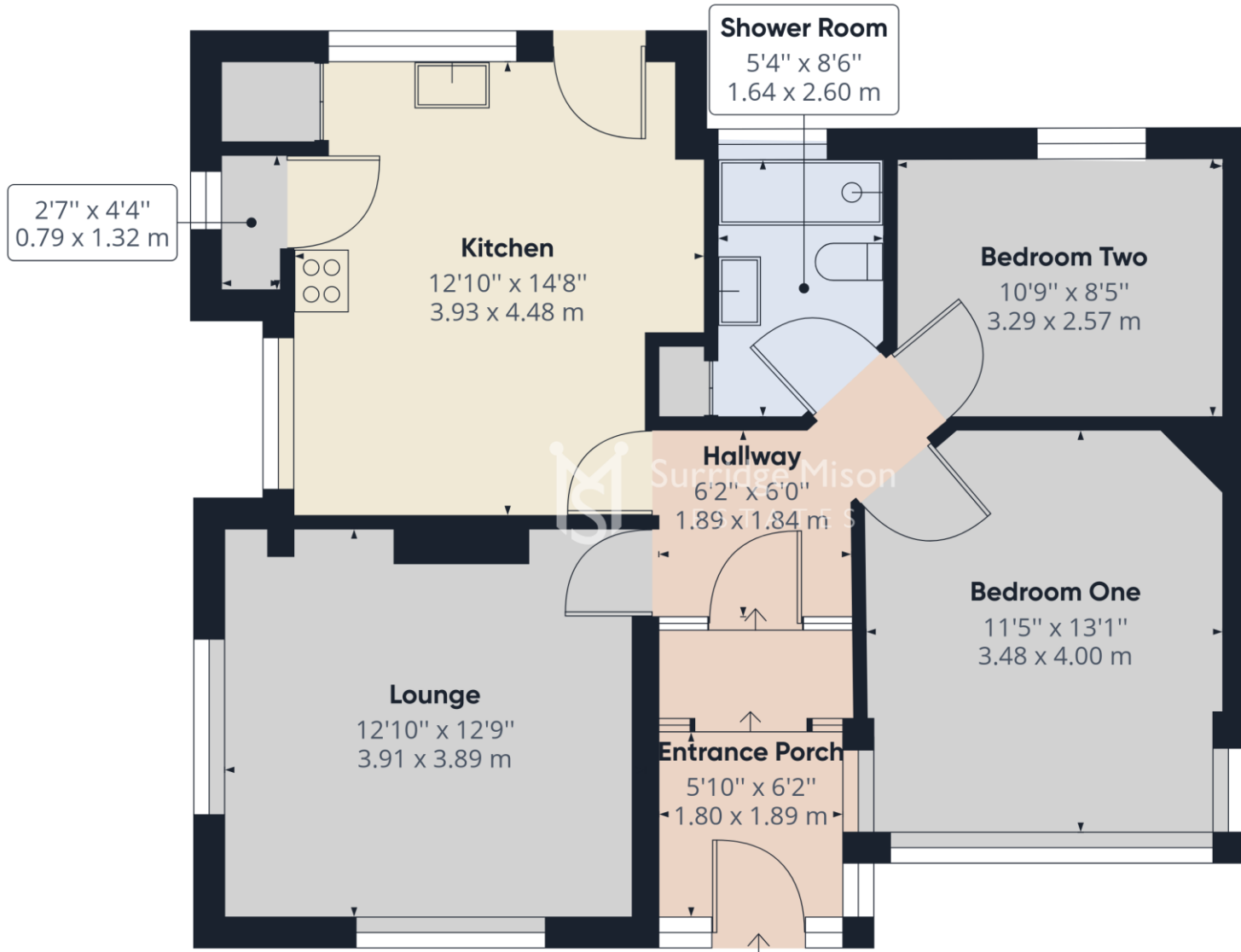
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENERGY RATING TBC



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.



Approximate total area⁽¹⁾

761.06 ft²

70.70 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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