



Central Westham is the location of this extended and improved 1930's built semi-detached home. The property offers a spacious home with generous accommodation which has been configured by the current owners to really suit modern living. Offering three bedrooms, two reception rooms plus gardens and driveway and a beautifully refitted and extended kitchen/breakfast room opening onto the rear, the accommodation on offer is going to be ideal for families and buyers wanting the convenience of the village setting.

Westham village offers 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.

The property further benefits from gas central heating and double glazing, plus all of the character you would expect from an older property, including fireplace with fitted wood burner. There is also a utility room and ground floor cloakroom. All three bedrooms are a great size and the family bathroom is fitted with a modern white suite. The gardens to the rear are mainly laid to lawn with mature trees and shrubs and there is parking at the front of the property ample for two plus vehicles.

Guide Price £450,000-£475,000

Tenure Freehold | Council Tax Band- D



8 Pevensey Park Road, Westham, Pevensey, BN24 5HN

Surridge Mison
ESTATES

Covered Porch- Leading to the front door.

Entrance Hall- Wooden door to front with double glazed windows. Laminated wood effect flooring with fitted matting. Radiator. Inset ceiling LED lights. Picture rail. Stairs leading to first floor with built in understairs storage.

Dining Room - 3.73m x 3.61m (12'3" x 11'10")- Double glazed bay window to front. Fireplace (not currently open). Wooden flooring. Picture rail. Radiator.

Lounge - 4.57m x 3.66m (15'0" x 12'0")- French doors leading to rear garden and double glazed windows to rear. Open fireplace with fitted wood burner. Two radiators. Wooden flooring. Inset spotlights. Picture rail.

Kitchen/Breakfast Room - 5.49m x 3.86m (18'0" x 12'8")- Double glazed window to rear and French doors leading to rear garden. Feature lantern skylight. Inset ceiling LED lights. Radiator. Tiled flooring. Fully fitted with a range of grey shaker style wall and base units, housing integral dishwasher, with space for American style fridge/freezer and Range style cooker. Work surfaces with inset Butler sink and drainer unit. Fitted stainless steel cooker hood and stainless steel splashback to cooker. Breakfast bar area.

Utility Room - 1.5m x 1.24m (4'11" x 4'1")- Double glazed window to rear. Radiator. Tiled flooring. Wall units, with space and plumbing for washing machine and tumble dryer with work surfaces over.

Cloakroom- Double glazed opaque window to front. Tiled flooring. Radiator. Wash hand basin and W.C.

First Floor Landing- Double glazed window to side. Loft access. Carpeted. Picture rail. Inset ceiling LED lights.

Bedroom One - 4.14m x 3.68m (13'7" x 12'1")- Double glazed bay window to front. Built in wardrobes. Radiator. Carpeted. Picture rail.

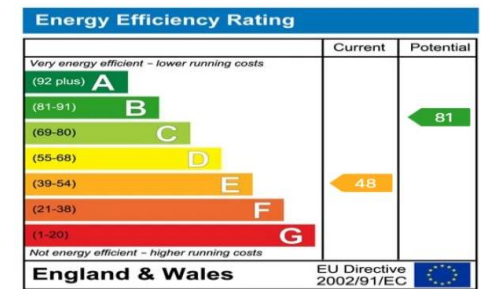
Bedroom Two - 4.17m x 3.66m (13'8" x 12'0")- Double glazed window to rear. Radiator. Carpeted. Picture rail.

Bedroom Three - 2.97m x 2.39m (9'9" x 7'10")- Double glazed window to rear. Radiator. Carpeted. Picture rail.

Bathroom- Double glazed opaque window to front. Vinyl flooring and partially tiled walls. Radiator. Inset spotlights. Modern suite comprising of bath with mixer taps and shower over with fitted glass screen, wash hand basin set within vanity unit and W.C.

Rear Garden- Mainly laid to lawn with patio area. Mature trees. Fencing surrounds. Wooden shed.

Driveway & Front Garden- Shingle driveway providing ample off road parking. Lawned area.



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.



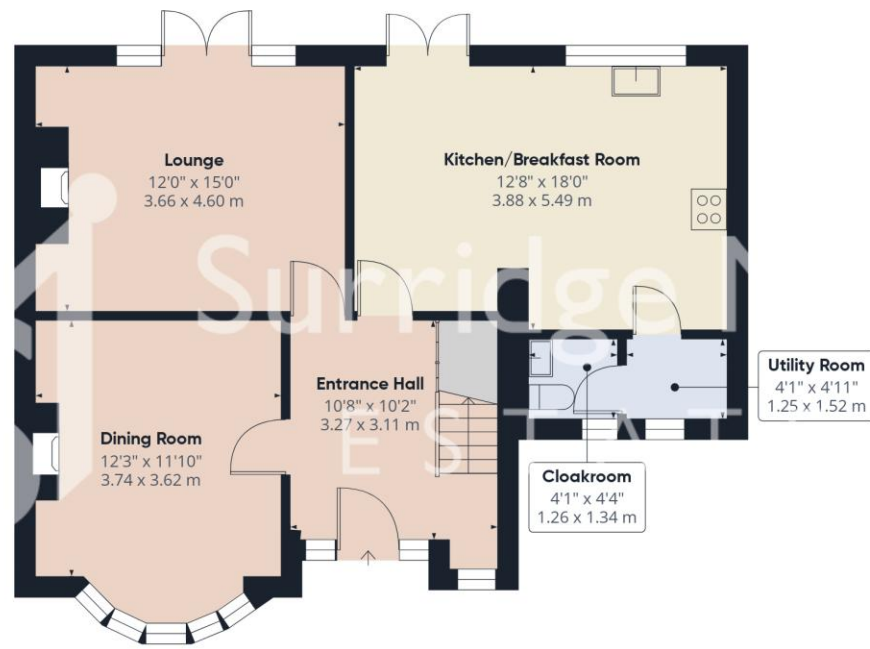
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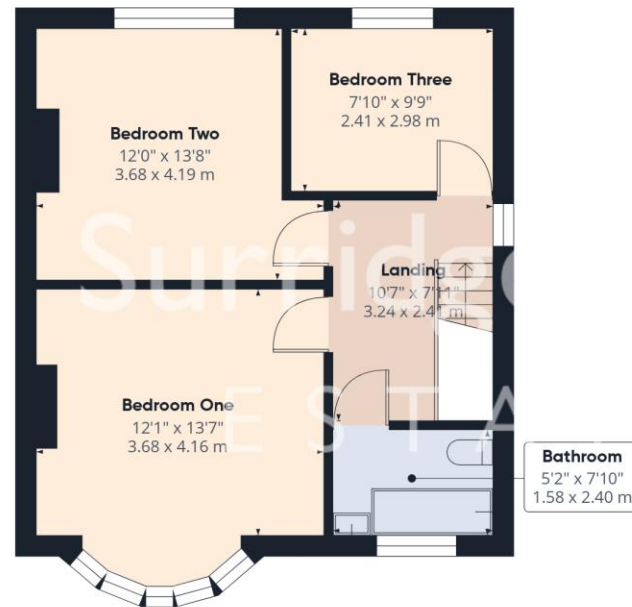
66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0

Approximate total area⁽¹⁾
1219 ft²
113.2 m²



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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