



We are delighted to present this charming Chain Free cottage with an abundance of character located in the historic village of Pevensey. With two reception rooms, two double bedrooms, kitchen with space for appliances, ample garden space alongside garaging, this property boasts an excellent opportunity for cosy living in a sought-after village.

Through a glazed porch into the first of two reception rooms, the lounge has a feature bay window to the front with stained glass effect, and a fireplace with fitted wood burner. Into the dining room which has stairs leading to the first floor, and glazed double doors into the kitchen. The kitchen is bright, with a door landing to the rear garden, and plenty of space for appliances. An inner hall provides access to the ground floor bathroom. Upstairs, the landing provides loft access, and there are two double bedrooms. Whether you're looking for a cosy retreat or a serene place to call home, this property is sure to captivate you.

**Offers over £300,000**

**Tenure Freehold**

**\*DRAFT BROCHURE TO BE APPROVED BY VENDOR\***



Winterborne, High Street, Pevensey, East Sussex, BN24 5LE

**Surridge Mison**  
ESTATES



The private enclosed South facing garden to the rear sits in sight of St Nicholas Church and is paved for easy maintenance, as well as boasting a hot tub. There is gated rear access to Church Lane where street parking is available. There is also the benefit of the garage which has an up & over door and a personal door.

Situated just a stone's throw away from the local train station and bus routes, as well as being close to the historic Pevensey Castle and a variety of local shops and pubs, this property offers both convenience and tranquillity. The peaceful surroundings of Pevensey provide the perfect backdrop for those seeking a quieter way of life. The location on Pevensey High Street allows for the full enjoyment of the conservation area, with the outlook to historic properties and Church. 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.

#### Entrance Porch - 1.35m x 0.56m (4'5" x 1'10")

Double glazed door to front with double glazed windows to side. Glazed door leading to lounge.

#### Lounge - 3.33m x 3.3m (10'11" x 10'10")

Glazed bay window to front with stained glass effect. Open fireplace with fitted wood burner. Wooden flooring.

#### Dining Area - 3.33m x 2.54m (10'11" x 8'4")

Glazed internal doors leading to kitchen. Wooden flooring. Stairs leading to first floor.

#### Kitchen - 3.4m x 2.44m (11'2" x 8'0")

Double aspect room with double glazed window and door leading to rear garden and glazed opaque windows to side. Laminate flooring with electric underfloor heating and partially tiled walls. Fitted with a range of wall and base units with space for cooker, and space and plumbing for washing machine and fridge/freezer. Work surfaces with inset ceramic sink and drainer unit.

#### Lobby

Airing cupboard. Laminate flooring.

#### Ground Floor Bathroom - 2.21m x 1.78m (7'3" x 5'10")

Double glazed opaque window to rear. Laminate flooring and partially tiled walls. Extractor fan. White suite comprising of bath with mixer taps and shower over, wash hand basin and W.C.

#### First Floor Landing

Wooden flooring. Loft access.

#### Bedroom One - 3.38m x 3.35m (11'1" x 11'0")

Glazed leaded light window to front. Built in storage cupboard. Wooden flooring.

#### Bedroom Two - 3.4m x 2.57m (11'2" x 8'5")

Double glazed window to rear. Wooden flooring.

#### Rear Garden

Cottage style garden with paving and mature shrubs. Hot tub is included. Gated rear access.

#### Garage - 5.84m x 2.54m (19'2" x 8'4")

Single garage with up & over door. Personal door.

#### Council Tax

Band D with Wealden District Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

#### Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas Mains in road**

**Electricity Mains**

**Primary Heating** Wood burning stove

**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.



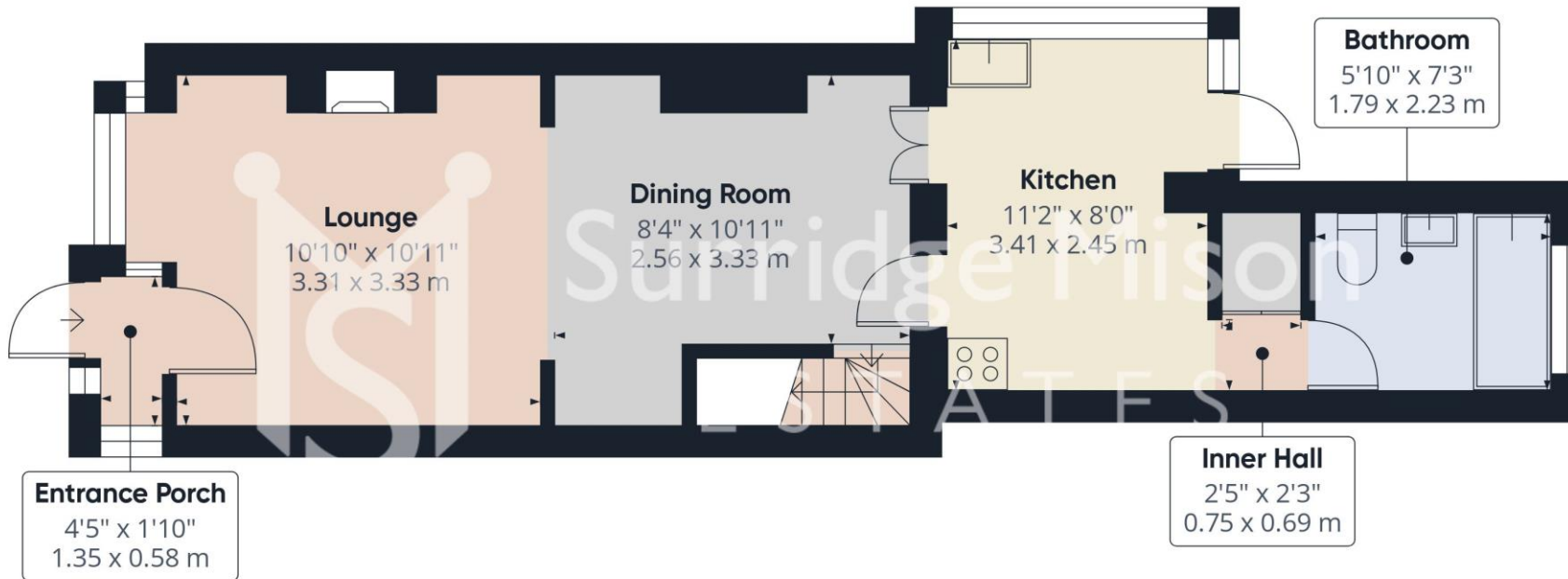
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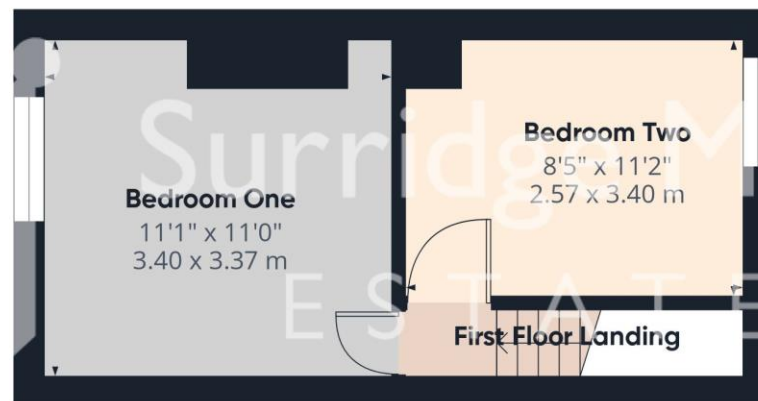
[www.surridgemison.com](http://www.surridgemison.com)

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

608 ft<sup>2</sup>  
56.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



