



BROOK GAMBLE



4 Church Bailey, Pevensey, BN24 5NQ

£169,950

Brook Gamble Estate Agents are delighted to offer to the market this good sized 2 bedroom purpose built retirement flat in the popular Church Bailey development in Westham. Offering 2 double bedrooms with built-in wardrobes, the property further benefits from a 19'6" Lounge / Dining Room. Accessed via a

Private Ground Floor Entrance with stairs to the first floor accommodation, the property enjoys the benefits of uPVC double glazing and electric heating. Church Bailey offers residents parking as well as a residents Lounge and Laundry and is located close to local shops and Westham Railway Station. Sole Agents.

Entrance Hall

Private front door opening into Entrance Hall with stairs to 1st floor Hallway. Night storage heater, hatch to loft space, walk-in store cupboard with light, measuring 6'3 x 3'7. Entryphone, linen cupboard with slatted shelving.

Lounge 19'6 x 10'10 (5.94m x 3.30m)

Night storage heaters, UPVC double glazed window to front. Bi-fold glazed door to Kitchen.

Kitchen 10'3 x 8'3 (3.12m x 2.51m)

Single drainer one and a half bowl sink unit with mixer taps and cupboards below. Further range of drawers and base units with working surfaces over, incorporating four ring ceramic hob with cooker hood above and electric double oven below, space and plumbing for washing machine, space for fridge freezer, part tiling into walls, wall units, wall mounted electric heater, UPVC double window to front.

Bedroom 1 12'8 x 9'3 (3.86m x 2.82m)

Measurements exclude the depth of mirror fronted sliding wardrobe cupboard, with clothes and shelving. Night storage heater. UPVC double glazed window to front.

Bedroom 2

Measurements exclude the depth of built in wardrobe cupboards, with clothes rail and shelving. Electric heater, UPVC double glazed window to rear.

Bathroom

Panelled bath with wall mounted shower unit and folding shower screen. Pedestal wash basin, low flush WC, heated towel rail, wall mounted electric heater, part tiling to walls, frosted UPVC double glazed window to front.

Outside

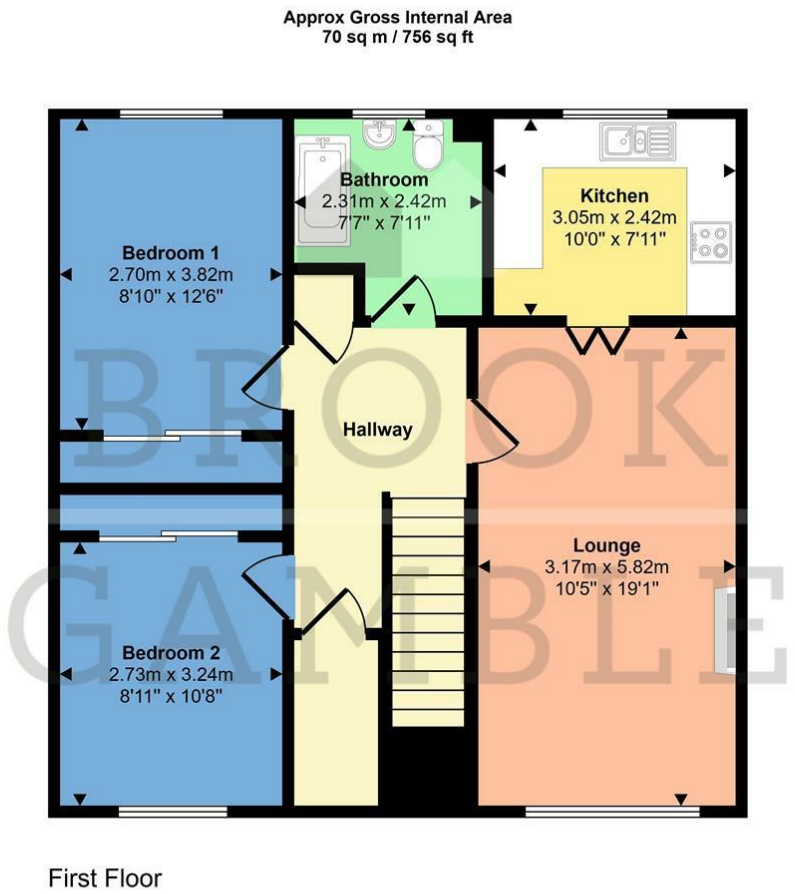
Church Bailey benefits from communal gardens, residents parking, residents laundry and lounge.

Other Information

The vendor advises that the maintenance is £219pcm.

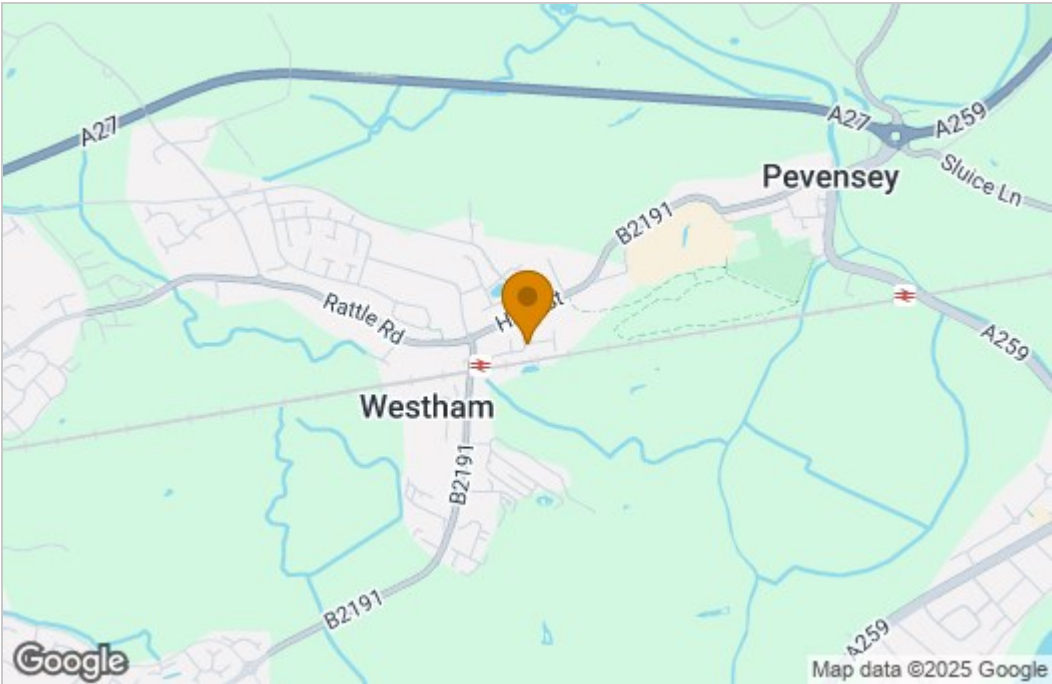
We understand the lease to be 99 years from 1989.

Floor Plan

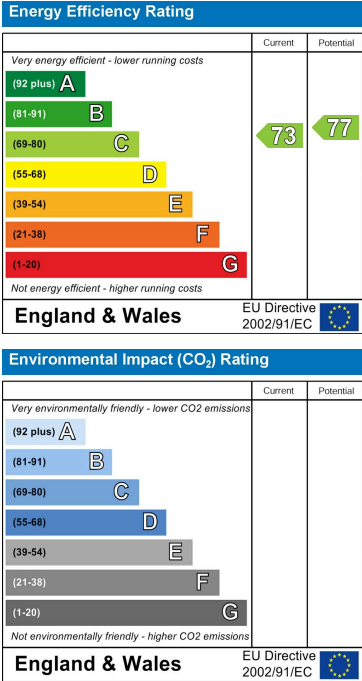


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.