



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£310,000 - £330,000



3 Bedroom



1 Reception



1 Bathroom



## 10 Montague Way, Westham, Pevensey, BN24 5NB

\*\*\* GUIDE PRICE £310,000 - £330,000 \*\*\*

Located in the heart of Westham Village, this extended semi detached house has three bedrooms, off street parking to the front and a shared driveway that leads to the single garage. The property is notable for its modern refitted kitchen/dining room with integrated appliances and an adjoining conservatory/garden room which opens onto the rear patio garden. The property also features a sitting room with front aspect and a bathroom/wc is located on the first floor. Double glazing and gas fired central heating and radiators extend throughout. The Village amenities including shops, eateries and the railway station are all close by and Pevensey and Westham school and the historic Pevensey Castle are also within close walking distance

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## Main Features

- **Extended Semi Detached House**
  - **Three Bedrooms**
  - **Sitting Room**
  - **Kitchen/Dining Room**
  - **Double Glazed Conservatory/Family Room**
  - **Bathroom/WC**
  - **Southerly Facing Patio Garden**
  - **Driveway Providing Off Road Parking**
  - **Garage**
  - **Village Amenities, Railway Station and Pevensey Castle Close-by**
- Entrance**  
Sliding double glazed doors to-
- Double Glazed Porch**  
Inner door to-
- Entrance Hallway**  
Radiator. Understairs cupboard. Engineered oak flooring. Double glazed window to side aspect.
- Sitting Room**  
14'6 x 10'6 (4.42m x 3.20m)  
Radiator. Carpet. Double glazed window to front aspect.
- Kitchen/Dining Room**  
16'7 x 8'9 (5.05m x 2.67m)  
Range of units comprising of single drainer ceramic sink unit and mixer tap with part tiled walls and splashbacks and surrounding Quartz worksurfaces with cupboards and drawers under. Inset four ring induction hob. Integrated dishwasher and drinks chiller. Eye level combination oven and further self cleaning oven under. Integrated fridge freezer. Range of storage and wall mounted units. Luxury vinyl flooring. Double glazed window to rear aspect.
- Double Glazed Conservatory/Family Room**  
15'0 x 8'3 (4.57m x 2.51m)  
Space and plumbing for washing machine and tumble dryer. Radiator. Double glazed windows. Sliding double glazed patio door to rear.
- Stairs from Ground to First Floor Landing**  
Linen cupboard. Access to loft (not inspected). Double glazed window to side aspect.
- Bedroom 1**  
12'11 x 10'3 (3.94m x 3.12m)  
Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.
- Bedroom 2**  
10'8 x 8'5 (3.25m x 2.57m)  
Radiator. Carpet. Double glazed window to rear aspect with views across fields.
- Bedroom 3**  
9'4 x 6'2 (2.84m x 1.88m)  
Radiator. Carpet. Double glazed window to front aspect.
- Bathroom/WC**  
Panelled shower bath with mixer tap, wall mounted shower and shower screen. Pedestal wash basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Part tiled walls. Frosted double glazed window.
- Outside**  
There is a Southerly facing patio garden to the rear of the house with gated side access.
- Parking**  
There is a driveway to the front and a shared driveway to the side that extends to the garage.
- Garage**  
16'77 x 8'29 (4.88m x 2.44m)  
Up and over door.
- COUNCIL TAX BAND = C**
- EPC = C**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.