



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



2 Reception



2 Bathroom

£559,995



Plot 6, 12, Buckwheat Way, Westham, Pevensy, BN24 5NY

Forming part of the exclusive 'Brookwood Meadow' development built by David Wilson Homes in Westham, this impressive detached home provides versatile accommodation ideally suited for families. Having four double bedrooms, there are two receptions whilst the superbly appointed kitchen/dining room comes with integrated appliances and gives access to the utility room. Benefits include a cloakroom, en suite facilities and a family bath & shower room/wc with lawned and patio rear gardens. There are ECO benefits with solar panels and an EV charger whilst a driveway to the side provide off street parking and leads to the garage. Shops and the local school in Stone Cross Village are nearby and the Village of Westham provides a rail link whilst the historic Pevensy Castle is about one mile distant. Eastbourne's exciting marina development is approximately three miles distant.



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Westham, Pevensey, BN24 5NY

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Main Features

- Detached House
- Four Bedrooms
- Ground Floor Cloakroom
- Sitting Room & Study
- Kitchen/Breakfast Room
- Utility Room
- En-Suite Shower Room/WC & Bath and Shower Room/WC
- Landscaped Rear Garden
- Driveway with EV Charger
- Garage

Entrance
Door to-

Entrance Hallway
Radiator. Vinyl flooring.

Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Vinyl flooring. Frosted double glazed window.

Study
Radiator. Carpet. Understairs cupboard. Double glazed window to front aspect.

Sitting Room
Radiator. Carpet. Two radiators. Double glazed bay window to front aspect.

Kitchen/Dining Room
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with surrounding upstands and worksurfaces with cupboards and drawers under. Inset five ring hob and eye level oven and grill. Integrated dishwasher and fridge freezer. Range of wall mounted units and extractor. Radiator. Vinyl flooring. Double glazed double doors to rear garden.

Utility Room
Single drainer sink unit and mixer tap with worksurfaces having cupboards under and space and plumbing for washing machine. Range of wall mounted units. Wall mounted boiler. Meter cupboard. Radiator. Vinyl flooring. Door to rear garden.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Master Bedroom
Radiator. Carpet. Double glazed window to front aspect.

En-Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Bedroom 2
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3
Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 4
Radiator. Carpet. Double glazed window to rear aspect.

Bath & Shower Room/WC
Panelled bath and mixer tap. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside
There are attractive front gardens planted to shrubs and flowers with the rear being laid to lawn and patio.

Parking
A driveway to the side provides ample parking for a number of vehicles with an EV charger supplied.

Garage
A single garage with up and over door is set back to the rear.

EPC = A

COUNCIL TAX BAND = E

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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.