



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£415,000



71 Castle View Gardens, Westham, Pevensey, BN24 5HS

Located just a short walk from the heart of Westham Village, this extended 'Whichello built' semi detached house is notable for its spacious accommodation and double garage. Having three bedrooms and two receptions, there is a kitchen/breakfast room and adjoining utility area. In addition, there is a porch and ground floor cloakroom and the family bathroom/wc is both modern and well appointed. The landscaped rear garden is laid to Indian sandstone patio, lawn and planted flower and shrub borders with gated side access provided. The Village pond, historic Pevensey Castle, school and railway station can all be found nearby.



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Westham, Pevensey,
BN24 5HS

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Main Features

- Whichello Built Semi Detached House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Dining Area
- Kitchen/Breakfast Room
- Utility Room
- Shower Room/WC
- Landscaped Garden
- Double Garage

Entrance

Double glazed front door to-

Entrance Porch

Tiled flooring. Door to-

Reception Hallway

Radiator. Cloaks cupboard. Understairs recess.

Cloakroom

White two piece suite comprising of low level WC. Wall mounted corner wash hand basin with tiled splashback. Single glazed window.

Sitting Room

18'2 x 13'11 (5.54m x 4.24m)

Picture window to front aspect. Radiator. Inset ceiling spotlights. Glazed casement doors leading to-

Dining Area/ Kitchen/Breakfast Room

13'1 x 6'10 / 10'1 x 9'9 (3.99m x 2.08m / 3.07m x 2.97m)

A truly superb room with sliding double glazed doors from the dining area leading to the rear garden. The kitchen has an extensive range of base units with working surfaces over. Inset single drainer sink unit with mixer tap and cupboards below. Integrated dishwasher. Wall mounted combination boiler concealed in a wall mounted cupboard. Tiled flooring. Leading to-

Kitchen/Utility Room

14'7 x 6'11 (4.45m x 2.11m)

Extensive range of wall and base units comprising of inset single drainer sink unit with mixer tap. Space for cooker with concealed extractor hood. Space for fridge and freezer. Plumbing and space for washing machine. Tiled flooring. Part tiled walls.

Wooden Staircase With Balustrade Leading To First

Picture window to side. Access to roof space via loft ladder (not inspected). Linen cupboard with radiator.

Bedroom 1

12'4 x 11'9 (3.76m x 3.58m)

Radiator. Excellent range of fitted wardrobes along one wall with mirrored sliding doors. Window to rear aspect.

Bedroom 2

12'6 x 11'10 (3.81m x 3.61m)

Radiator. Window to front aspect.

Bedroom 3

10'10 x 9'7 (3.30m x 2.92m)

Radiator. Window to front aspect. Built in wardrobe.

Shower Room/WC

Tiled shower room. Double width shower cubicle with fitted shower. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Inset ceiling spotlights. Frosted window to rear.

Outside

The landscaped rear garden is a particular feature with a sizeable Indian sandstone patio, areas of lawn and planted borders. There is also gated side and rear access and direct access to the double garage.

Double Garage

18'5 x 17'8 (5.61m x 5.38m)

This has twin up and over doors, one being remote controlled. The space is interconnected and electric light and power is included.

COUNCIL TAX BAND = D

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.