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45 St. Johns Drive, Westham, Pevensey, East Sussex BN24 5HX
Price £290,000, Freehold



Surridge Mison
ESTATES

This detached bungalow is light & spacious throughout, and is being offered to the market CHAIN FREE! Overlooking green space in the sought after village of Westham, Pevensey, within close proximity to excellent amenities including the mainline train station, this two double bedroom property will make a lovely home. The position of the property allows a quiet plot and easy, level access, it also boasts double glazing & gas central heating.

Stepping through the entrance vestibule into the spacious hallway, where you are greeted with two large storage cupboards and loft access. The property has a practical bathroom and separate cloakroom WC. Into the spacious lounge/dining room which looks out to the rear garden. This helpfully leads to the kitchen/breakfast room which is flooded with light thanks to it being double aspect, and has a door to the rear garden. The kitchen is well-equipped with plenty of wall and base units, and space for washing machine, with an integral fridge/freezer. There is also the wall mounted boiler.

There are two double bedrooms, both with large windows looking over the gardens to the front. Outside, there's a rear garden being mainly laid to lawn with a patio area, which allows for a quiet retreat. There is also side access. The garage can be accessed via up & over door to front, or via personal door in the garden. There is also a lawned front garden.

Westham village, with its excellent local amenities to include access to rail links taking you directly to Eastbourne, Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area. Historic buildings and activities such as Pevensey Castle are all within walking distance and Pevensey Bay offers the beach within easy reach with its water sports and activities. The dog friendly beach is a 25 min walk and the castle 5 mins. There are miles of country walks around including the 1066 walk from the Castle and across the stunning Pevensey levels.

Check out the 3D virtual tour!





Entrance Vestibule - 1.12m x 0.74m (3'8" x 2'5") Double glazed door to side. Fitted matting. Glazed door leading to entrance hall.

Entrance Hall - 3.43m x 1.6m (11'3" x 5'3") Two built in storage cupboards. Loft access. Carpeted. Radiator.

Separate W.C. - 1.75m x 0.79m (5'9" x 2'7") Double glazed opaque window to side. Partially tiled walls. Radiator. W.C.

Bathroom - 1.83m x 1.78m (6'0" x 5'10") Double glazed opaque window to side. Partially tiled walls and tiled flooring. Coved ceiling. Towel rail. Suite comprising of bath with mixer taps and shower over with fitted glazed screen and wash hand basin.

Lounge/Dining Room - 5.13m x 3.56m (16'10" x 11'8") Double glazed window to rear. Carpeted. Radiator. Coved ceiling. Glazed opaque panel and doorway leading to kitchen/breakfast room.

Kitchen/Breakfast Room - 3.53m x 3.43m (11'7" x 11'3") Double aspect room with double glazed windows to side and rear and double glazed door leading to rear garden. Vinyl flooring and partially tiled walls. Wall mounted Worcester boiler. Radiator. Coved ceiling. Fully fitted with a range of wall and base units housing integral fridge/freezer, with space and plumbing for washing machine. Built in eye level electric oven. Oak style work surfaces with inset 1 and 1/2 bowl sink and drainer unit with mixer taps, and 4 burner electric hob with fitted extractor hood. Breakfast bar.

Bedroom One - 4.06m x 3.53m (13'4" x 11'7") Double glazed window to front. Carpeted. Radiator. Coved ceiling.

Bedroom Two - 3.53m x 3m (11'7" x 9'10") Double glazed window to front. Carpeted. Radiator. Coved ceiling.

Front Garden Laid to lawn with pathway to side.

Garage Single garage with up & over door to front. Personal door to rear garden. Glazed window.

Rear Garden Mainly laid to lawn with paved area. Fencing surrounds with gated side access. Apple tree. Summerhouse. Outside tap. Personal door to garage.



Council Tax Band- D | EPC Rating- D

Utilities This property has the following utilities:

- Water; Mains
- Drainage; Mains
- Gas; Mains
- Electricity; Mains
- Primary Heating; Gas central heating system
- Solar Power; None

To check broadband visit Openreach: To check mobile phone coverage, visit

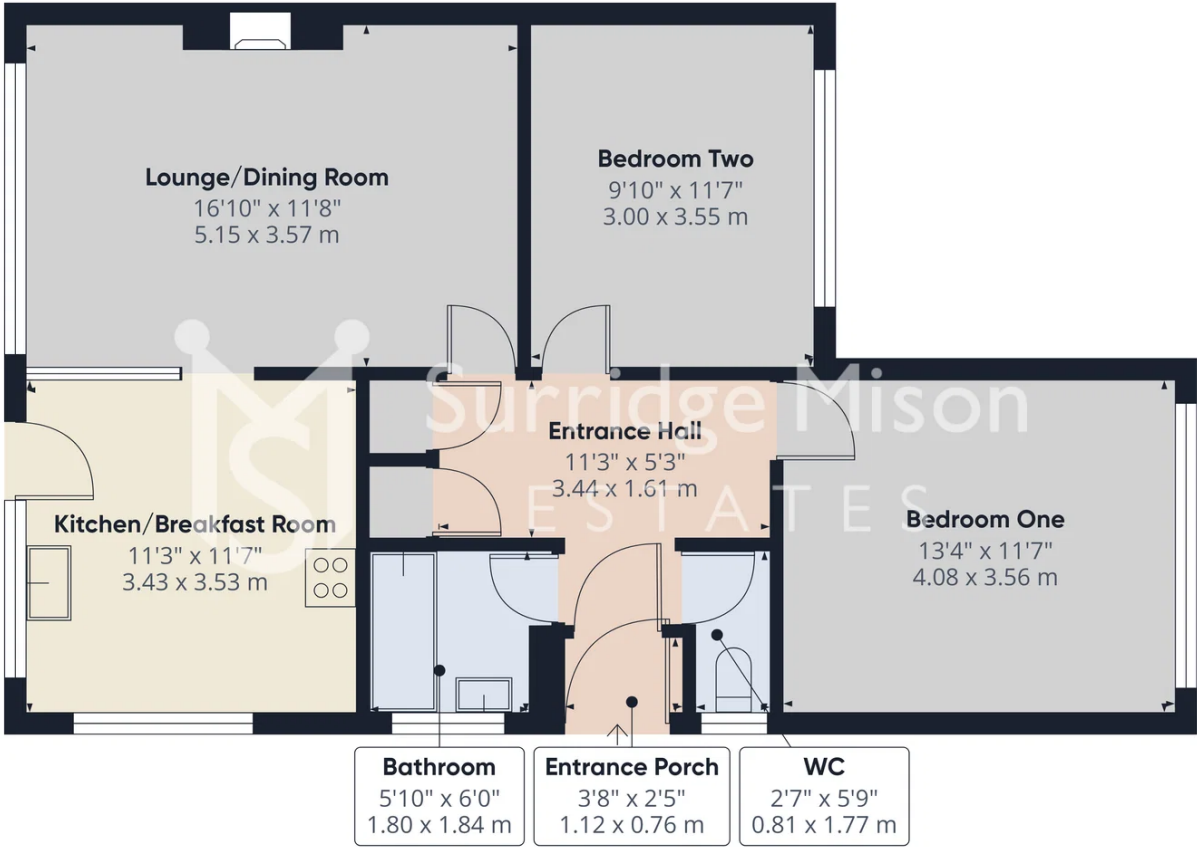
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. 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.



Approximate total area^m
751 ft²
69.9 m²

(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.

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