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PROTECTED

**PRS** Property  
Redress  
Scheme



6, Gresham, Church Lane, Pevensey, East Sussex, BN24 5LA  
£342,950, Freehold



Surr ridge Mison  
ESTATES

Situated within a quiet community of cottages is this bright, spacious & well presented terraced home. With three bedrooms, one boasting an en-suite bathroom, plus a further shower room and a ground floor cloakroom, bay fronted lounge, dining room, modern kitchen with integral appliances, garage en bloc, allocated parking, plus a sunny rear garden and all within the sought after historic village of Pevensy.

Into the ground floor, which has Oak internal doors throughout, and you are greeted by a bright entrance hall, with a handy understairs cupboard along with the ground floor cloakroom. The kitchen is accessed off the hall, and is a well equipped modern space, fully fitted with integral appliances. It also has a door onto the rear garden. Into the lounge, which has a feature bay window and an archway to the dining room. The dining room also allows for access to the rear garden via French doors.

On the first floor is the landing, which has a loft hatch, with a fitted ladder, and the loft is part boarded with a light and houses the combi boiler. The main bedroom has built in wardrobes and an airing cupboard, and an en-suite bathroom. There are two further bedrooms, plus a shower room.

Outside, to the rear is a paved garden allowing ease of maintenance. It has gated rear access to the communal parking area, and the garages. There is the garage en bloc, and an allocated parking space. To the front are the pretty communal gardens, lawned and well maintained.

The property is situated within a quiet community of cottages, and overlooks well maintained communal gardens. As well as the castle, Pevensy has multiple buildings of historic significance, these include Grade I listed St Nicolas church and the Grade II\* listed Old Mint House. Pevensy is the start point of the 1066 Country Walk which is a long-distance footpath covering many historical sites in the area. There is a lovely walk from the village across the marsh to the beach at Pevensy Bay. The resort of Eastbourne is a short drive away and provides a wide range of facilities. Pevensy & Westham Station is just an enjoyable walk through the castle grounds away.





**Entrance Hall - 4.9m x 1.24m (16'1" x 4'1")** Oak internal doors throughout the ground floor. Casement door to front and double glazed window to front. Laminate flooring. Radiator. Coved ceiling. Telephone point. Stairs leading to first floor with built in cupboard under.

**Cloakroom - 1.63m x 0.76m (5'4" x 2'6")** Tiled flooring and partially tiled walls. Chrome towel rail. Wash hand basin and W.C.

**Kitchen - 2.64m x 2.34m (8'8" x 7'8")** Double glazed window and door to rear. Laminate flooring and partially tiled walls. Fully fitted with a range of shaker style wall and base units housing integral appliances to include fridge/freezer, dishwasher and washing machine. Built in Zanussi electric oven. Wood effect work surfaces with inset 4 burner gas hob with fitted cooker hood and glass splashback, and inset ceramic sink and drainer unit with mixer taps.

**Lounge - 5.05m x 3.56m (16'7" x 11'8")** Double glazed bay window to front. Carpeted. Radiator. Coved ceiling. Archway to dining room.

**Dining Room - 3m x 2.39m (9'10" x 7'10")** French doors leading to rear garden. Radiator. Carpeted. Coved ceiling.

**First Floor Landing - 2.64m x 1.73m (8'8" x 5'8")** Carpeted. Loft access with fitted ladder, loft is part boarded with fitted and houses the gas combination boiler.

**Bedroom One - 3.66m x 3.02m (12'0" x 9'11")** Double glazed window to rear. Built in wardrobes and airing cupboard. Radiator. Carpeted. Door leading to en-suite bathroom.

**En-Suite Bathroom - 2.62m x 1.65m (8'7" x 5'5")** Double glazed opaque window to rear. Vinyl flooring and tiled walls. Suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

**Bedroom Two - 3.61m x 3m (11'10" x 9'10")** Double glazed window to front. Radiator. Carpeted.

**Bedroom Three - 2.69m x 1.68m (8'10" x 5'6")** Double glazed window to front. Built in shelved alcoves. Radiator. Carpeted.

**Shower Room - 2.62m x 0.99m (8'7" x 3'3")** Vinyl flooring and tiled walls. Chrome towel rail. Suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

**Rear Garden** Paved. Shrubs. Fencing surrounds with gated rear access.

**Garage En Bloc** Far left of block. Single garage with up and over door.

**Allocated Parking Space** Adjacent to back garden.

**Communal Front Gardens** There is an area of communal lawns to the front that is maintained and a monthly payment of £30 is payable by each resident.



### 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:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Surridge Mison Estates

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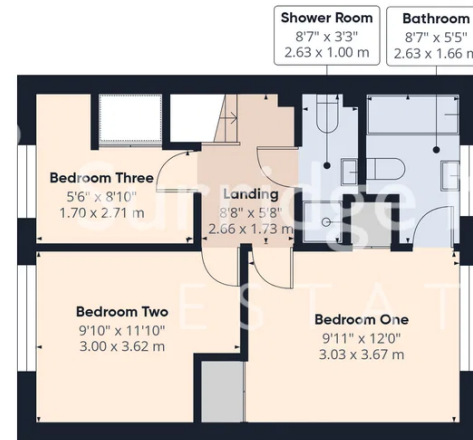
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings.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



Floor 0



Floor 1



Approximate total area<sup>m</sup>  
890 ft<sup>2</sup>  
82.7 m<sup>2</sup>

(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.

GIRAFFE360

