TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£260,000

21 Eastbourne Road, Westham, Pevensey, BN24 5NE

Located just yards from Westham high street, this spacious terraced house has three bedrooms and is being sold CHAIN FREE. The ground floor consists of a sitting room, kitchen, bathroom/wc and to the rear is a lovely rear garden which is mostly laid to lawn. On the first floor there are three bedrooms. In addition, the property has double glazing and gas fired central heating and at the front is a driveway that provides off street parking. The historic Pevensey Castle and the mainline railway can be found within close walking distance, whilst the local school and village amenities are all close by. Don't delay and book a viewing today.

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Main Features

- Terraced House
- 3 Bedrooms
- Sitting Room
- Kitchen
- Ground Floor Bathroom/WC
- Lawned Rear Garden
- Off Road Parking
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance Hall
Radiator. Stairs to first floor.

Sitting Room
15'7 x 10'4 (4.75m x 3.15m)
Television point. Radiator. Understairs storage cupboard. Oak mantel piece. Double glazed window to front aspect. Door to-

Kitchen
13'11" x 8'9" (4.24m x 2.67m)
Range of fitted wall and base units surrounding work surface, with inset stainless steel sink unit and mixer tap. Space for cooker. Two undercounter spaces. Built in storage cupboard. Space and plumbing for washing machine. Wall mounted gas boiler. Part tiled walls. Double glazed window to rear. Double glazed door to garden.

Door to-

Ground Floor Bathroom/WC
Freestanding roll top bath with mixer tap and handheld shower attachment. Pedestal with hand basin. Low level WC. Heated towel rail. Shaver point. Part tiled walls. Double glazed window.

Stairs from Ground to First Floor
Loft access (not inspected).

Bedroom 1
15'3 x 10'53 (4.65m x 3.05m)
Built in single cupboard. Radiator. Double glazed window to front.

Bedroom 2
9'11 x 8'18 (3.02m x 2.44m)
Radiator. Double glazed window to rear garden.

Bedroom 3
7'11 x 7'1 (2.41m x 2.16m)
Radiator. Double glazed window to rear.

Garden
To the rear is a lovely secluded rear garden with two sheds which is laid to lawn and patio and looks onto open fields.

Parking
There is a block paved driveway to the front providing off street parking.

EPC = C

COUNCIL TAX BAND = B

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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.