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PROTECTED

PRS Property  
Redress  
Scheme



Little Summit, Hankham Hall Road, Pevensey, BN24 5AG  
Guide Price £850,000-£900,000



Surridge Mison  
ESTATES

Originating from 1930 the house name of 'Little Summit' is deceptive as this home spans in excess of 3100 sqft in its entirety. With the option to provide a one bedroom Annexe facility plus three further bedrooms and three reception rooms, conservatory and double garage, heated swimming pool and additional outbuildings, the property offers truly versatile and flexible accommodation set in wonderful landscaped gardens within a semi-rural position.

**Entrance Hall** - 6.45m x 1.02m (21'2" x 3'4")- Wooden door to front. Karndean flooring.

**Cloakroom** - 1.37m x 0.64m (4'6" x 2'1")- Karndean flooring. Wash hand basin with tiled splashback and W.C.

**Bedroom Three** - 3.71m x 3.53m (12'2" x 11'7")- Double glazed bay window to front. Radiator. Carpeted. Picture rail.

**Bedroom Four** - 3.35m x 2.44m (11'0" x 8'0")- Double glazed bay window to front. Radiator. Carpeted.

**Study/Lounge** - 3.43m x 3.2m (11'3" x 10'6")- Double glazed bay window to front. Picture rail. Radiator. Carpeted. Door to rear porch.

**Utility Room** - 3.38m x 1.8m (11'1" x 5'11")- Double aspect room with double glazed windows to rear and side. Vinyl flooring and partially tiled walls. Radiator. Fitted with a range of base units with space and plumbing for washing machine, tumble dryer and fridge/freezer. Work surfaces with inset stainless steel sink and drainer unit with mixer taps.

**Rear Porch** - 4.06m x 1.68m (13'4" x 5'6")- Sliding patio doors leading to outdoor pool area and wooden door to side. Tiled flooring. Inset spotlights. Radiator.

**Inner Hall** - 3.35m x 2.18m (11'0" x 7'2")- Double glazed door to rear porch with stained glass effect. Karndean flooring. Radiator. Stairs leading to first floor with built in understairs cupboard.

**Shower Room** - 3.68m x 1.73m (12'1" x 5'8")- Double glazed opaque window to side. Tiled flooring and fully tiled walls. Two towel rails. Modern white suite comprising of double width walk in shower cubicle, wash hand basin, bidet & W.C.

**Boiler Room** - 1.55m x 0.76m (5'1" x 2'6")- Wall mounted Worcester boiler. Base unit and work surface with inset stainless steel sink and drainer unit with mixer taps.

**Kitchen/Breakfast Room** - 5.23m x 2.9m (17'2" x 9'6")- Double aspect room with double glazed window to rear and double glazed window and door to side. Tiled flooring and partially tiled walls. Inset ceiling spotlights. Radiator. Fully fitted with a range of wall and base units housing integral dishwasher, with space for a large American style fridge/freezer. Built in eye level Zanussi electric oven and Zanussi coffee machine. Space for gas range cooker with fitted stainless steel cooker hood and splashback. Granite work surfaces with inset 2 burner electric hob and stainless steel 1 and 1/2 bowl sink and drainer unit with mixer taps.

**Lounge** - 6.07m x 4.85m (19'11" x 15'11")- Double aspect room with double glazed bay window to front and two double glazed windows to side. Curved bay window seat. Open fireplace with fitted wood burner, tiled hearth and brick surround. Picture rail. Feature ceiling beam. Two radiators. Wall lights. Carpeted.

**Dining Room** - 5.79m x 3.73m (19'0" x 12'3")- Sliding patio doors to rear garden and glazed door leading to conservatory. Parquet Karndean flooring. Coved ceiling. Radiator. Wall lights.





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**Dining Room** - 5.79m x 3.73m (19'0" x 12'3")- Sliding patio doors to rear garden and glazed door leading to conservatory. Parquet Kardean flooring. Coved ceiling. Radiator. Wall lights.

**Conservatory** - 5.89m x 2.97m (19'4" x 9'9")- Victorian style UPVc conservatory with French doors leading to rear garden. Pine clad walls and ceiling. Built in cupboard. Tiled flooring. Radiator.

**First Floor Landing**- Double glazed Velux window to front. Built in storage cupboards. Radiator. Carpeted.

**Bedroom One** - 6.07m x 4.88m (19'11" x 16'0")- Double aspect room with double glazed windows to side and rear with far reaching views. Radiator. Carpeted. Door leading to en-suite shower room.

**En-Suite Shower Room** - 2.24m x 0.97m (7'4" x 3'2")- Double glazed opaque window to front. Tiled flooring and fully tiled walls. Inset ceiling spotlights. Towel rail. Extractor fan. Modern white suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

**Bedroom Two** - 3.99m x 3.81m (13'1" x 12'6")- Double glazed Velux window to rear. Built in wardrobes. Wash hand basin set within vanity unit. Radiator. Carpeted.

**Bathroom** - 3.43m x 1.45m (11'3" x 4'9")- Double glazed opaque window to rear. Tiled flooring and fully tiled walls. Inset spotlights. Towel rail. Extractor fan. Modern suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin set within vanity unit and W.C with concealed cistern.

**Driveway & Front Garden**- Laid to lawn with flower beds and mature shrubs. Outdoor shed and wartime shelter. Driveway providing ample off road parking.

**Garage/Hobby Room** - 5.26m x 3.05m (17'3" x 10'0")- Wooden double doors to front. Glazed window to side.

**Double Garage** - 5.49m x 5.44m (18'0" x 17'10")- Double garage with electric up & over door to front. Glazed personal door to rear and glazed window to side. Power and light.

**Stables x 2** - 3.61m x 3.51m (11'10" x 11'6")

**Rear Garden**- Raised terrace area with steps leading to landscaped garden with laid to lawn and an abundance of planted border. Pond. Vegetable growing area. Further raised terrace with patio, and outdoor heated pool with fitted insulated cover. Swimming pool has a Scandinavian air source heat pump run off the solar.

Council Tax Band- G EPC Rating- TBC Tenure- Freehold



## Utilities

This property has the following utilities:

Water; Mains

Drainage; Mains

Gas; Mains

Electricity; Mains

Primary Heating; Mains Gas

Solar Power; Yes

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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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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



### Approximate total area<sup>1)</sup>

3124 ft<sup>2</sup>  
290.2 m<sup>2</sup>

### Balconies and terraces

1389 ft<sup>2</sup>  
129 m<sup>2</sup>

### Reduced headroom

45 ft<sup>2</sup>  
4.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

