



40 St. Johns Drive, Westham, Pevensey, BN24 5HX
£440,000

 Surridge Mison

 **Surridge Mison**
ESTATES

CHAIN FREE

This detached bungalow with three double bedrooms and a lovely feeling of light, space and potential throughout has come to market with Surridge Mison Estates. Occupying a generous level plot, with garaging and a driveway, in a quiet spot within the sought after village of Westham, Pevensey, within close proximity to the mainline train station and village amenities.

This home is considered extremely well presented throughout with modern double glazing and gas central heating and has been well maintained with extensions to the property that are thoughtfully made to include a dining area, and the ever sought after second cloakroom/W.C.

The remaining accommodation compromises of an entrance porch leading to the spacious hallway with a double built in storage cupboard and loft access. The three double bedrooms are all benefiting from built in wardrobes or fitted wardrobes. Further down the hallway leads to the shower room, as well as an additional cloakroom. To the rear of the property is where you get the real feeling of space, with split level lounge with steps down to a double aspect dining area overlooking the rear garden. The kitchen is also double aspect, with a door leading onto the rear garden, and is fitted with plenty of wall and base units with space for appliances, and a feature breakfast bar.

Outside, the front garden is laid to lawn with planted borders and a block paved driveway allowing for ample off road parking and leading to the single garage. The rear garden really is a feature of the home being beautifully landscaped and mature with an abundance of shrubs and trees, together with a wooden Summerhouse.

Westham village, with its excellent local amenities to include access to rail links taking you directly to Eastbourne, Hastings, Brighton, Gatwick and London Victoria. Historic buildings and activities such as Pevensey Castle are all within easy reach and the village hall offers



 Surridge Mison
ESTATES

 Surridge Mison
ESTATES



Entrance Porch - 2.54m x 1.19m (8'4" x 3'11")- Casement door to front. Double glazed window to side. Tiled flooring. Coved ceiling. Wooden glazed door leading to entrance hall.

Entrance Hall - 4.67m x 1.22m (15'4" x 4'0")- Built in double cupboard. Loft access with fitted ladder. Carpeted. Coved ceiling. Picture rail. Radiator.

Cloakroom - 1.63m x 0.74m (5'4" x 2'5")- Carpeted, with partially tiled walls. Radiator. Extractor fan. Wash hand basin and W.C.

Bedroom One - 3.96m x 3.53m (13'0" x 11'7")- Double glazed window to front. Fitted wardrobes. Radiator. Laminated wood flooring.

Bedroom Two - 3.58m x 3.35m (11'9" x 11'0")- Double glazed window to side. Built in wardrobes. Radiator. Laminated wood flooring.

Bedroom Three - 3m x 2.74m (9'10" x 9'0")- Double glazed window to side. Built in wardrobes. Radiator. Carpeted.

Shower Room - 2.51m x 1.6m (8'3" x 5'3")- Double glazed opaque window to side. Vinyl flooring and fully tiled walls. Airing cupboard. Radiator. Shaver point. Extractor fan. Wall mounted fan heater. White suite comprising of shower cubicle with laminate enclosure and electric shower, wash hand basin set within vanity unit and W.C.

Lounge - 4.44m x 3.94m (14'7" x 12'11")- Two double glazed opaque fan light windows to side. Gas fireplace with tiled hearth and surround. Laminated wood flooring. Wall lights. Radiator. Coved ceiling. Steps leading down to dining room and wooden glazed door leading to kitchen.

Dining Room - 4.44m x 2.49m (14'7" x 8'2")- Double aspect room with double glazed windows to rear and side. Wall mounted gas heater. Carpeted. Radiator. Wall lights. Coved ceiling.

Kitchen - 3.86m x 3.1m (12'8" x 10'2")- Double aspect room with double glazed window to side and double glazed window and door to rear. Vinyl flooring and fully tiled walls. Coved ceiling. Inset spotlights. Radiator. Wall mounted Glow Worm boiler. Fully fitted with a range of wall and base units with space and plumbing for washing machine, fridge/freezer and slimline dishwasher. Built in double eye level electric oven. Work surfaces with feature breakfast bar unit, and inset 5 burner gas hob and ceramic sink and drainer unit with mixer taps.

Rear Garden- Mainly laid to lawn with patio area. Wooden Summerhouse. Mature planted flower beds and borders. Trees and shrubs. Fencing surrounds with gated side access.

Garage - 5.74m x 3m (18'10" x 9'10")- Single garage with up & over electric door. Personal door to rear garden. Power and light. Electric fuse box.



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 Ofcom:

Surridge Mison Estates

66 High Street, Westham, Pevensey,
East Sussex, BN24 5LP

Tel 01323 460617

Email info@surridgemison.com

Web www.surridgemison.com

Company Registration Number 14506438

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.

