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PROTECTED

PRS Property  
Redress  
Scheme



10 St. Johns Drive, Westham, Pevensey, East Sussex, BN24 5HU

Price £425,000, Freehold



SurrIDGE Mison  
ESTATES

Situated in the historic village of Westham, Pevensey, this extended semi-detached house exudes elegance and comfort, perfect for a growing family seeking a new home. Step inside to discover a spacious lounge, a dining area with bi-fold doors leading to a south westerly garden, and a big modern kitchen equipped with integrated appliances for effortless meal preparation. The luxury ground floor WC adds practicality to everyday living. With three generously proportioned double bedrooms and a large bathroom, this property offers ample space for the whole family to unwind and relax. Outside, a garage with electric door, driveway for up to 5 cars and a south-west facing garden provide convenience and a tranquil outdoor sanctuary for sunny days. Located in Westham village, residents will enjoy easy access to local amenities, a good local school for the little ones, and convenient train links to London for those who commute. The property is presented in impeccable condition, ready for a new family to move in.

Westham village, has 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!





**Reception Hall** Double glazed door and opaque windows to front. Laminate flooring and fitted door matting. Fitted seating area. Radiator. Stairs leading to first floor with built in under stairs cupboard.

**Cloakroom WC** Double glazed opaque window to front. Tiled flooring and partially tiled walls. Radiator. Wash hand basin set within vanity unit and W.C.

**Lounge** - 5.64m x 3.86m (18'6" x 12'8") Laminate flooring. Wall lights and inset spotlights. Two radiators. Coving.

**Dining Area** - 3.84m x 3.81m (12'7" x 12'6") Double aspect room with double glazed window to rear and Bi-fold doors leading to rear garden. Inset spotlights. Laminate flooring. Radiator. Coving.

**Kitchen** - 4.39m x 3.23m (14'5" x 10'7") Double aspect room with double glazed window to rear and double glazed door and window to side. Tiled flooring. Inset spotlights. Coving. Fully fitted with a range of modern wall and base units housing integral dishwasher and washing machine. Built in eye level double electric oven. Space for American style fridge/freezer. Quartz work surfaces with inset sink and drainer unit and 5 burner gas hob with fitted cooker hood and stainless steel splashback.

**First Floor Landing** Double glazed window to front. Airing cupboard. Coving. Inset spotlights. Carpeted. Radiator. Loft access with fitted ladder, loft having light and boarding.

**Bedroom One** - 4.09m x 3.94m (13'5" x 12'11") Double glazed window to front. Two sets of built in wardrobes. Coving. Radiator.

**Bedroom Two** - 4.09m x 3.25m (13'5" x 10'8") Double glazed window to rear. Radiator. Coving.

**Bedroom Three** - 3.68m x 2.84m (12'1" x 9'4") Double glazed window to front. Radiator. Built in wardrobes with mirror fronted doors. Coving.

**Bathroom** - 3.68m x 2.49m (12'1" x 8'2") Double aspect room with double glazed opaque windows to front and side. Tiled flooring and fully tiled walls. Inset spotlights. Chrome towel rail. Radiator. Extractor fan. Modern suite comprising of bath with mixer taps, shower cubicle, wash hand basin, bidet and W.C.

**Garage** Single garage with up & over electric door. Personal door. Power and light. Sink unit with mixer taps.

**Driveway** Block paved driveway allowing for ample off road parking for at least 5 vehicles.

**Rear Garden** Artificial grass with patio area. Shed. Fencing surrounds and gated side access.



## 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:  
<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

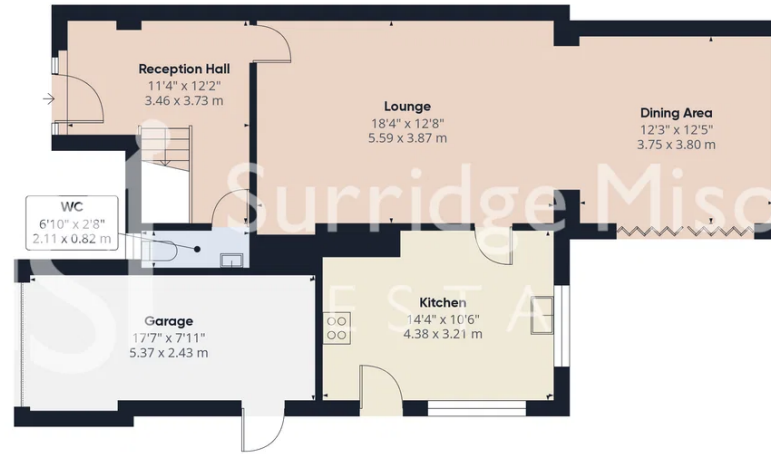
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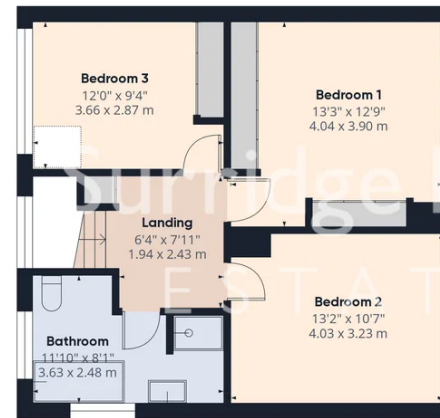
Web [www.surridgemison.com](http://www.surridgemison.com)

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.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1401.68 ft<sup>2</sup>  
130.22 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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