Freehold

£399,950

57 St. Johns Drive, Westham, Pevensey, BN24 5HX








2 Bedroom | 2 Reception | 1 Bathroom

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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.

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Located in the charming Village of Westham, this lovely detached 'Whichello' built bungalow has been refurbished and skilfully extended. Having two double bedrooms, there is a spacious sitting room with double doors onto the stylish kitchen/breakfast room where some appliances are integrated. This in turn adjoins the dining/garden room which has a lantern roof and access to the landscaped rear garden. A well appointed bathroom and separate wc are also included and this immaculately presented bungalow is further complimented with LVT flooring and carpets throughout. The rear garden has a patio area with glass balustrade and steps the a sizeable area of artificial grass and raised flower borders. A single garage can also be accessed from the garden and rear. The Village high street shops, railway station and historic Pevensey Castle can all be found within walking distance whilst the exciting marina development is approximately two miles distant.

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Main Features

- Extended Detached Bungalow
- 2 Double Bedrooms
- Sitting Room
- Open Plan Kitchen/Breakfast Room
- Dining/Garden Room
- Modern Bathroom & Separate Cloakkroom
- Attractive Front & Rear Gardens
- Garage

Entrance
Frosted composite double glazed door to-

Entrance Vestibule
Glazed inner door to-

Entrance Hallway
Radiator. Store cupboard. Airing cupboard housing gas boiler. LVT flooring. Loft access (not inspected).

Sitting Room
15'10 x 12'4 (4.83m x 3.76m)
Radiator. Fireplace with ornate surround, mantle above and inset electric fire. LVT flooring. Double glazed window to front aspect.

Kitchen/Breakfast Room
12'1 x 11'2 (3.68m x 3.40m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit with mixer tap. Space for range cooker and 'American Style' fridge/freezer. Integrated dishwasher and microwave. Space and plumbing for washing machine. Wall mounted extractor. Part tiled walls. Breakfast bar. LVT flooring.

Dining/Garden Room
11'3 x 10'10 (3.43m x 3.30m)
Radiator. LVT flooring. Double glazed window to rear aspect. Double glazed double door to rear. Roof lantern.

Bedroom 1
13'9 x 12'7 (4.19m x 3.84m)
Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 2
10'10 x 10'9 (3.30m x 3.28m)
Radiator. Carpet. Double glazed window to front aspect.

Refitted Modern Bathroom
Suite comprising panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Radiator. Part tiled walls. LVT flooring. Frosted double glazed window.

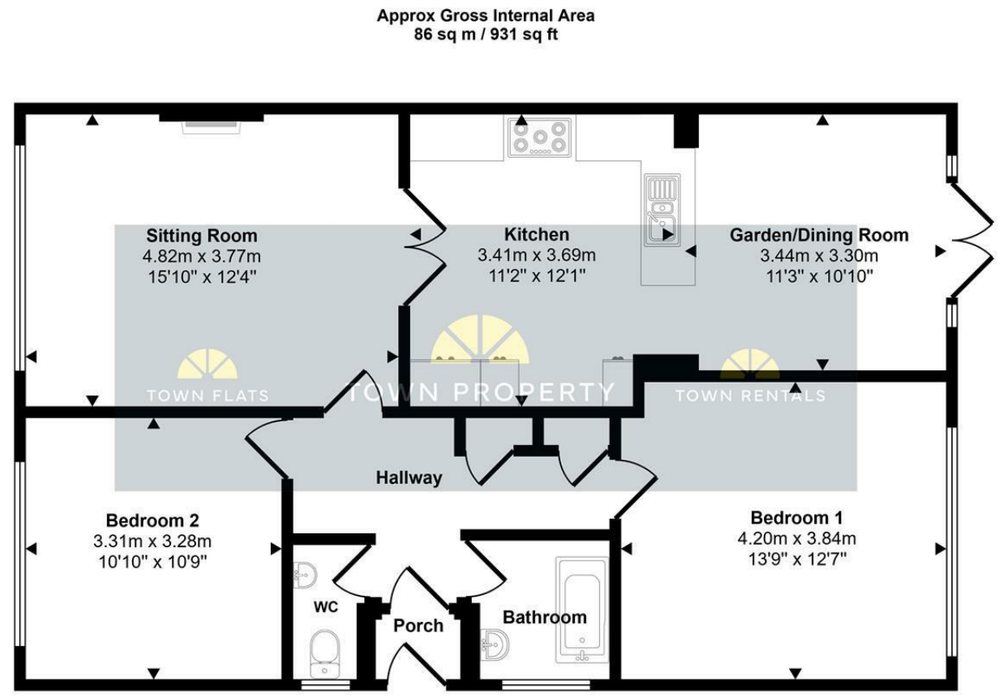
Separate WC
Low level WC. Wall mounted wash hand basin with mixer tap and vanity under. Radiator. Part tiled walls. LVT flooring. Frosted double glazed window.

Outside
There are attractive front and rear gardens both of which have planted beds and borders. With gated side access, the rear garden boasts a patio with glass balustrade and a lower area of artificial grass. There is also gated rear access.

Garage
19'3 x 8'95 (5.87m x 2.44m)
Up and over door, frosted double glazed window and door to garden. Electric light and power supply.

COUNCIL TAX BAND = D

EPC = D



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.