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PROTECTED

PRS Property
Redress
Scheme



 Surridge Mison

19 Oaklands, Westham, Pevensy, BN24 5AW

Guide Price £340,000-£355,000



Surridge Mison
ESTATES

CHAIN FREE

Situated in a quiet cul-de-sac within sought after Westham village, this CHAIN FREE detached home boasts a bright and spacious interior with detached garage and driveway, whilst being in a tucked away position and in need of refurbishment.

The spacious accommodation on offer comprises of entrance hallway, and ground floor W.C. Opening into the main full width reception room which opens through to the Victorian style UPVc conservatory, over looking and leading onto the rear garden. The kitchen is situated at the front of the property, is well equipped and has space for appliances.

Upstairs are three bedrooms, one with built in wardrobes, and the modern family bathroom. Outside, to the front there is a garden area, and a driveway providing off road parking. The garage is detached and has a separate storage area. There is a mature rear garden with laid to lawn and paved patio area.

Oaklands is situated within easy reach of Westham village centre with its transport links and wide choice of local amenities, to include Primary level school, and nursery, with Secondary level well represented within the area. The mainline train station has links to Eastbourne, Brighton, Gatwick, London, Hastings & Ashford International. 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. Miles of country walks around including the 1066 walk from the Castle.

Viewing is going to be essential to capture the wonderful





Entrance Hall - 4.01m x 1.45m (13'2" x 4'9")

UPVc door to front and double glazed window to side. Fitted matting. Radiator. Stairs leading to first floor with built in understairs cupboard.

Cloakroom - 1.91m x 1.19m (6'3" x 3'11")

Double glazed opaque window to front. Vinyl flooring. Radiator. Wash hand basin set within vanity unit with tiled splashback and W.C.

Kitchen - 2.84m x 2.67m (9'4" x 8'9")

Double glazed window to front and UPVc 1/2 glazed door to side. Vinyl flooring and partially tiled walls. Fully fitted with a range of wall and base units housing boiler, and with space and plumbing for washing machine, fridge/freezer and slimline dishwasher. Built in electric oven. Work surfaces with inset 4 burner gas hob with fitted cooker hood, and stainless steel sink and drainer unit.

Lounge/Dining Room - 5.74m x 3.33m (18'10" x 10'11")

Double glazed window to rear and patio doors leading to conservatory. Two radiators. Coved ceiling. TV point.

Conservatory - 3.56m x 3.33m (11'8" x 10'11")

UPVc conservatory with French doors leading to rear garden. Vinyl flooring.

First Floor Landing - 2.44m x 0.94m (8'0" x 3'1")

Double glazed opaque window to side.

Bedroom One - 4.11m x 2.95m (13'6" x 9'8")

Double glazed window to front. Loft access. Radiator.

Bedroom Two - 2.72m x 2.77m (8'11" x 9'1")

Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Three - 2.9m x 1.98m (9'6" x 6'6")

Double glazed window to front. Radiator.

Bathroom - 2.72m x 2.06m (8'11" x 6'9")

Double glazed opaque window to front. Vinyl flooring and partially tiled walls. Built in airing cupboard. Towel rail. White suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Garage - 5.18m x 2.51m (17'0" x 8'3")

Single garage with up & over door to front. Personal door to side. Additional storage area to rear. Driveway providing ample off road parking.

Driveway & Front Garden

Driveway providing ample off road parking. Lawned area.

Rear Garden



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

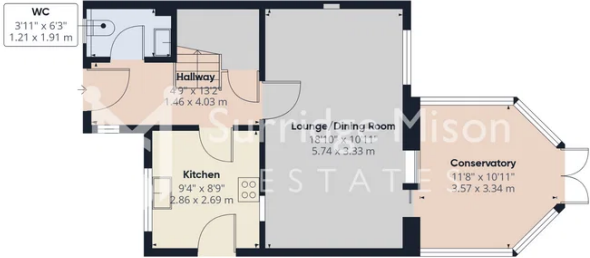
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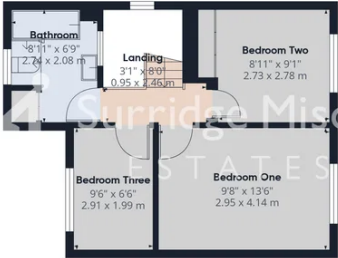
Web www.surridgemison.com

Company Registration Number 14506438

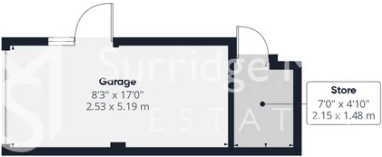
We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars 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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m
1064 ft²
98.8 m²

(1) Excluding balconies and terraces

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

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