



A wonderful opportunity to purchase a bright and spacious three bedroom cottage in the heart of historic Pevensey Village. This lovely home features modern kitchen with integrated appliances, which is open plan to a long and sociable through lounge/dining room, ground floor WC, conservatory, contemporary bathroom plus a very sizable en-suite shower room. Outside you will find a garage en bloc, parking space, back garden with attractive paving and to the front you can enjoy the communal lawned gardens of this delightful community of cottages.

Guide Price £350,000 to £360,000
Tenure Freehold



9 Gresham, Church Lane, Pevensey, East Sussex, BN24 5LA



Location

As well as the castle, Pevensey has multiple buildings of historic significance, these include Grade I listed St Nicolas church and the Grade II* listed Old Mint House. Pevensey is the start point of the 1066 Country Walk which is a long-distance footpath covering many historical sites in the area. There is a lovely walk from the village across the marsh to the beach at Pevensey Bay. The resort of Eastbourne is a short drive away and provides a wide range of facilities. Pevensey & Westham Station is just an enjoyable walk through the castle grounds away.

Entrance Porch

Double glazed door to front.

Entrance Hall

Double glazed door to front. Fitted mat. Radiator. Understairs cupboard. Stairs leading to first floor.

Cloakroom

Radiator. Wash hand basin with tiled splashback and W.C.

Lounge - 4.95m x 3.53m (16'3" x 11'7")

Double glazed bay window to front. Carpet flooring. Radiator. Inset spotlights.

Kitchen/Diner - 3.33m x 2.57m (10'11" x 8'5")

Double glazed window to rear. Partially tiled walls and laminate flooring. Inset spotlights. Fully fitted with a range of white gloss wall and base units with integral fridge/freezer, dishwasher, washing machine and single electric oven. Oak work surfaces with inset 1 and 1/2 bowl sink and drainer unit and 4 burner gas hob with fitted cooker hood.

Dining Area - 3.56m x 2.95m (11'8" x 9'8")

Double glazed French doors to rear. Laminate flooring. Radiator. Inset spotlights.

Conservatory - 4.42m x 3.2m (14'6" x 10'6")

UPVc conservatory with polycarbonate roof. Double aspect with double glazed windows to rear, French doors leading to rear garden and double glazed opaque window to side.

First Floor Landing

Carpet flooring. Loft access. Loft is part boarded and houses boiler.

Master Bedroom - 4.72m x 2.87m (15'6" x 9'5")

Double glazed window to rear. Built in wardrobes. Radiator. Carpet flooring. Door leading to en-suite.

En-Suite - 2.79m x 1.78m (9'2" x 5'10")

Double glazed opaque window to rear. Tiled flooring and fully tiled walls. Inset spotlights. Chrome towel rail. Modern suite comprising of walk in double shower enclosure with rainhead, wash hand basin set within vanity unit and W.C.

Bedroom Two - 3.66m x 2.87m (12'0" x 9'5")

Double glazed window to front. Carpet flooring.

Bedroom Three - 2.79m x 2.74m (9'2" x 9'0")

Double glazed window to front. Laminate flooring. Radiator.

Luxury Family Bathroom

Tiled flooring and fully tiled walls. Inset spotlights. Chrome towel rail. Modern suite comprising of bath with mixer taps and rainhead shower over, wash hand basin set within vanity unit and W.C.

Back Garden

Paved with fencing surround and gated rear access.

Allocated Parking

Located to the rear of the property.

Garage En Bloc

Communal Front Gardens

There is an area of communal lawns to the front that is maintained and a monthly payment of £30 is payable by each resident.

Council Tax Band-D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENERGY RATING TBC

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>

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.



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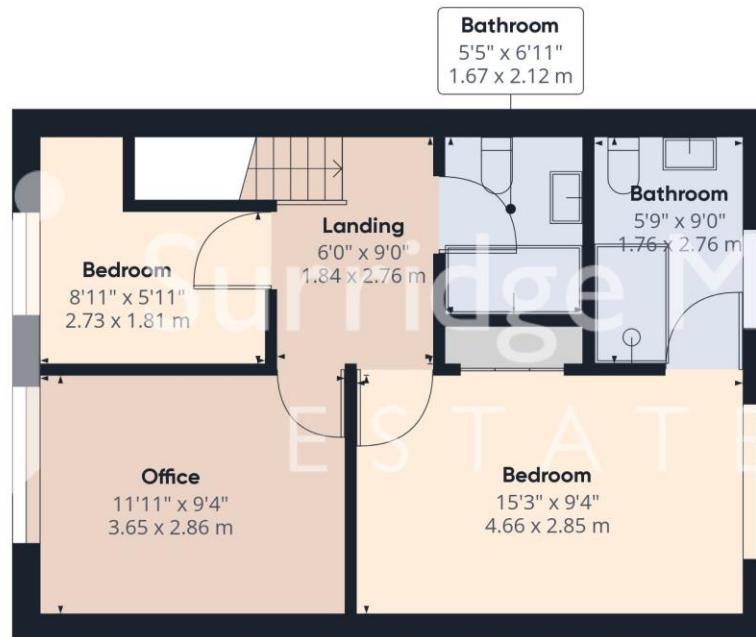
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1174.52 ft²

109.12 m²

(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.

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