



A bright and spacious detached bungalow with three double bedrooms, situated on a large and level corner plot. Being sold CHAIN FREE, the home would benefit from cosmetic modernisation, with neutral décor throughout allowing you to move in and modernise as you go. This home is located in a quiet residential area of Westham Village surrounded by green space and within close proximity to the mainline train station, High Street amenities and bus routes. Well appointed accommodation comprises entrance porch, wide hallway with two built in storage cupboards, three double bedrooms, two having fitted wardrobes, shower room, separate WC, lounge/diner overlooking the rear garden and a double aspect fitted kitchen with space for appliances. There is a garage at the rear of the property accessible from the private rear garden. Outside, the front and side gardens are laid to lawn. The rear garden is large and sunny, with decking area and access to the garage via personal door, and lawned area surrounded by mature trees and shrubs. Westham village is sought after for its charm and proximity to Pevensey Castle. There are delightful countryside walks to enjoy across the levels to the beach at Pevensey Bay. The mainline train station is a huge benefit with links to Eastbourne, Brighton, London, Tunbridge Wells, Gatwick & Hastings. Further benefits are the good bus routes & road links, and quaint High Street with excellent amenities including primary school, post office, pub & café. Viewing is going to be essential to understand the space, plot and potential on offer.

**Guide Price £375,000**

**Tenure Freehold | Council Tax Band- D**



12 The Linkway, Westham, Pevensey, East Sussex, BN24 5JB

**Entrance Porch-** Double glazed door to front and double glazed window to side. Tiled flooring.

**Entrance Hall-** Door to front. Wooden flooring. Double cloaks cupboard and airing cupboard. Radiator. Loft access.

**Bedroom One - 4.06m x 3.58m (13'4" x 11'9")-** Double glazed window to front. Fitted wardrobes. Laminate flooring. Radiator.

**Bedroom Two - 3.56m x 3.4m (11'8" x 11'2")-** Double glazed window to side. Fitted wardrobes. Carpet flooring. Radiator.

**Bedroom Three - 3.4m x 2.74m (11'2" x 9'0")-** Double glazed window to front. Laminate flooring. Radiator.

**Shower Room-** Double glazed opaque window to side. Partially tiled walls and tiled flooring. Radiator. Suite comprising of double shower cubicle and wash hand basin.

**Separate W.C.-** Double glazed opaque window to side. Laminate flooring. W.C.

**Lounge/Diner - 4.9m x 3.91m (16'1" x 12'10")-** Double glazed window to rear. Wooden flooring. Coving and picture rails. Wall lights. Radiator. Doorway to kitchen.


**Kitchen - 3.3m x 3.15m (10'10" x 10'4")-** Double aspect room with double glazed window to side and double glazed window and door to rear. Partially tiled walls and wooden flooring. Larder cupboard. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer and washing machine. Double electric oven. Work surfaces with inset 1 and 1/2 bowl ceramic sink and drainer unit and 4 burner gas hob.

**Rear Porch-** UPVc with double glazed door to side and double glazed window to rear. Tiled flooring.

**Front & Side Gardens-** Laid to lawn with mature shrubs.

**Rear Garden-** Mainly laid to lawn with deck area. Fencing surround with gated side access. Personal door to garage.

**Garage-** Single garage with up & over door. Personal door to side.

| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient – lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         | 84                                                                                  |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            | 61                      |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient – higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

#### 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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**Approximate total area<sup>(1)</sup>**  
895.77 ft<sup>2</sup>  
83.22 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 are based on RICS IPMS 3C standard.

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