

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 compromising of double shower cubicle and wash hand basin.

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

Lounge/Diner - $4.9 \text{m} \times 3.9 \text{Im}$ (16'1" \times 12'10")- Double glazed window to rear. Wooden flooring. Coving and picture rails. Wall lights. Radiator. Doorway to kitchen.

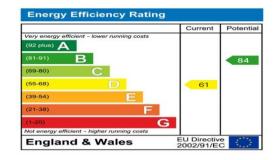
Kitchen - 3.3m x 3.15m (10'10" x 10'4")- Double aspect room with double glazed window to side and double glazed window and door to rear. Partially tiled walls and wooden flooring. Larder cupboard. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer and washing 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.



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.



01323 460617 info@surridgemison.com www.surridgemison.com 66 High Street, Westham, Pevensey, BN24 5LP Company Registration Number 14506438

