



An exciting chance to renovate and modernise this Chain Free two double bedroom terraced house. The property comprises entrance hall, lounge, kitchen/diner, two bedrooms and a bathroom. Outside there are gardens front and rear, the rear has potential to create off road parking. The property offers plenty of potential with a loft conversion possible; subject to consents. Hampden Park offers train links to London and Brighton, David Lloyd Club with gym and swimming pool, four supermarkets and further local shops. At the end of the road there is access onto parkland and a lake.

Price £209,950
Tenure Freehold



45 Springfield Close, Westham, Pevensey, East Sussex, BN23 5RA

Ground Floor

Entrance Hall

Door to front. Stairs leading to first floor.

Lounge - 4.57m x 3.63m (15'0" x 11'11")

Double glazed window to front. Gas fireplace. Cupboard housing meters. Coving.

Kitchen/Diner - 4.62m x 2.51m (15'2" x 8'3")

Double glazed window to rear and double glazed door to rear with further window. Partially tiled walls. Fitted with a range of wall and base units with space for appliances. Work surfaces with inset stainless steel sink and drainer unit.

First Floor

Landing

Loft access.

Bedroom One - 4.65m x 2.87m (15'3" x 9'5")

Two double glazed windows to front. Coving.

Bedroom Two - 3.56m x 2.72m (11'8" x 8'11")

Double glazed window to rear. Coving.

Bathroom

Double glazed window to rear. Towel rail. Partially tiled walls. Suite comprising of bath with mixer taps, wash hand basin and W.C.

Outside

Front Garden

Mainly laid to lawn with pathway leading to entrance.

Rear Garden

Patio with flower beds. Greenhouse. Gated rear access.

Please contact Surridge Mison Estates for viewing arrangements or for further information.

Council Tax

Band B

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 None

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

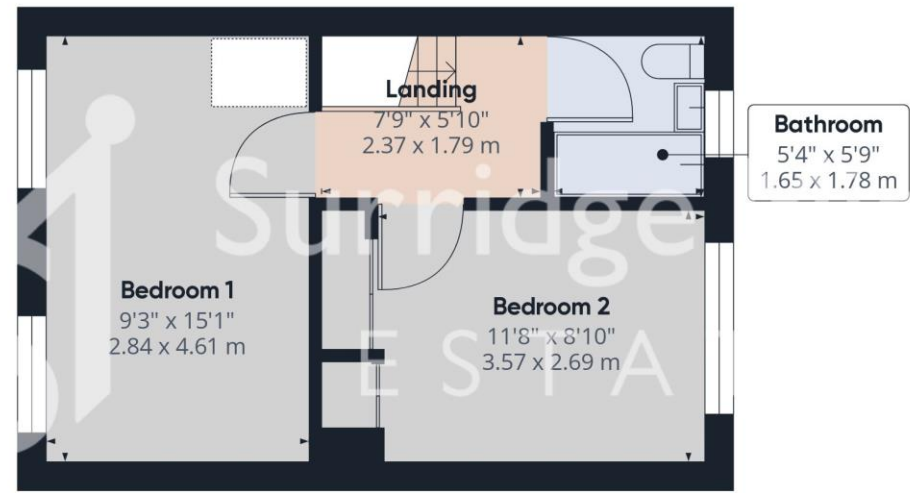
www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾
653.91 ft²
60.75 m²

Reduced headroom
14.96 ft²
1.39 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



naea | propertymark

PROTECTED

 Surridge Mison
ESTATES

 PRS Property
Redress
Scheme