



Surridge Mison Estates present this spacious and highly sought after CHAIN FREE two bedroom ground floor retirement maisonette. The interior would benefit from some modernisation. The property features private landscaped rear garden, private entrance, large double aspect lounge/dining room, fitted kitchen with space for appliances, shower room, two double bedrooms both having built-in wardrobes and bedroom one leading onto the rear garden. In addition, there are two large storage cupboards and all the rooms have views over private or communal gardens. The property further benefits from a newly extended lease term.

Church Bailey is a retirement community at the heart of Westham Village. The site has pretty communal gardens, resident's lounge, parking and lifeline chords in all rooms for independent living. Westham sits on the western side of Pevensey Castle with train services to Eastbourne, Brighton, Hastings and London.

The development is extremely well thought of and is set in the centre of Westham village and offers easy access to local amenities to include the village hall which has many activities running weekly, the Post Office and doctor's surgery. The train station allows for good transport links along with the bus service. There are amenities available to residents of Church Bailey which include a laundry room, residents lounge and excursions which you may choose to be part of.

Price £190,000
Tenure Leasehold
Chain Free



19 Church Bailey, Westham, Pevensey, East Sussex, BN23 7AW

Entrance Hall

Double glazed casement door to front. Two large storage cupboards. Electric radiator. Carpet flooring. Coving.

Lounge/Diner - 5.97m x 3.18m (19'7" x 10'5")

Double aspect room with double glazed window to front and double glazed bay window to side. Electric fireplace.

Carpet flooring. Coving. Electric radiator. Lifeline cord.

Kitchen - 3.18m x 2.46m (10'5" x 8'1")

Double glazed window to rear. Partially tiled walls and vinyl flooring. Wall mounted electric heater. Fully fitted with a range of wall and base units with space and plumbing for washing machine and fridge/freezer, and electric oven. Work surfaces with inset 4 burner electric hob with fitted extractor cooker hood and stainless steel sink and drainer unit.

Bedroom One - 3.78m x 2.79m (12'5" x 9'2")

Double glazed door to rear garden. Built in wardrobes with mirrored doors. Laminate flooring. Coving. Telephone point. TV point.

Bedroom Two - 3.35m x 2.79m (11'0" x 9'2")

Double glazed window to front. Built in wardrobes. Laminate flooring. Coving. Telephone point. TV point.

Wet Room

Double glazed opaque window to rear. Vinyl flooring and partially tiled walls. Towel rail.

Coving. Suite comprising of walk in shower cubicle, wash hand basin and W.C.

Rear Garden

Mainly laid to lawn with patio area. Fencing surround with gated rear access. Flower beds and borders.

Church Bailey

Communal facilities include beautifully landscaped communal gardens, resident's lounge, guest room, laundry and hairdressing salon. There is also an activities and craft room displaying examples of residents' work.

Parking

On site resident's parking.

Leasehold Information

The vendor informs us of the following:

Tenure- Leasehold

154 Years Remaining

Service Charge- £181 pcm which includes water charges and gardening.

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

Council Tax Band C with Wealden District Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.



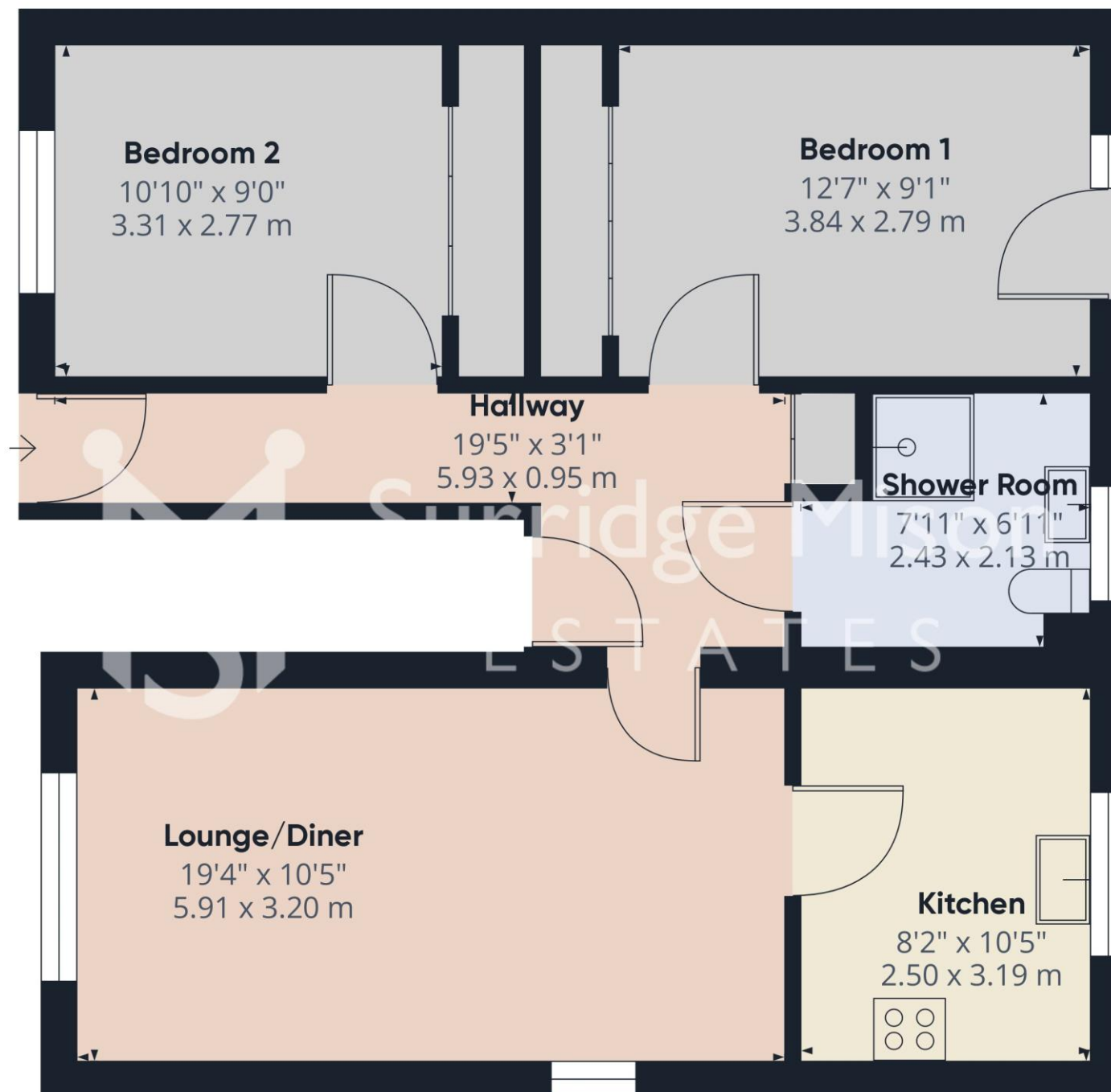
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Approximate total area⁽¹⁾

679.96 ft²
63.17 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.

Calculations are based on RICS IPMS 3C standard.

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