



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£305,000 - £315,000



2 Bedroom



2 Reception



1 Bathroom



7 Mill View Close, Westham, Pevensey, BN24 5DR

*** GUIDE PRICE £305,000 - £315,000 ***

This well presented two bedroom terraced home is tucked away in a quiet cul-de-sac and offers well proportioned accommodation ideal for a range of buyers. The property features two reception rooms, including a cosy sitting room with an open fireplace, a separate dining room and a fitted kitchen. Additional benefits include double glazing, gas central heating with a brand new combi boiler, an entrance porch, two first floor bedrooms and a family bathroom. Outside, there is a driveway to the front along with a generous rear garden, providing excellent outdoor space for relaxing or entertaining. Conveniently located between the popular areas of Westham and Stone Cross, the property enjoys easy access to a wide range of local amenities. Westham village to the east offers Pevensey & Westham mainline train station with direct links to Hastings, Eastbourne, Brighton, Gatwick and London Victoria, as well as the historic Pevensey Castle and beautiful countryside walks across the Pevensey Levels. Well regarded primary and junior schools, doctors and dental surgeries, local and national shops and the highly subscribed Stone Cross pre-school are all within easy reach, making this an excellent location for families and commuters alike.



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Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Lawned Rear Garden
- Driveway
- Double Glazing and Gas Central Heating Throughout

Entrance

Double glazed front door to-

Porch

Brick and UPVC construction. Electric radiator. Double glazed windows. Inner door to-

Lounge

16'1 x 12'11 (4.90m x 3.94m)

Two radiators. Open fireplace. Double glazed window to front aspect. Archway opening to-

Dining Room

8'4 x 7'3 (2.54m x 2.21m)

Radiator. Double glazed patio doors to garden.

Kitchen

8'5 x 8'1 (2.57m x 2.46m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker with extractor above. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Part tiled walls. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing

Loft access (not inspected but houses new combi boiler).

Bedroom 1

12'11 x 9'10 (3.94m x 3.00m)

Radiator. Built in wardrobe. Two double glazed windows to front aspect.

Bedroom 2

11'6 x 8'2 (3.51m x 2.49m)

Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap. Shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap. Heated towel rail. Radiator. Double glazed window.

Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the house. There are mature trees and shrubbery and fenced boundaries. The front garden is laid to patio with a pathway to the porch.

Parking

A driveway to the front of the property provides off road parking.

EPC = C

COUNCIL TAX BAND = B

AGENTS NOTE:

The vendors have advised us they have installed a brand new combination boiler.