



17 St Johns Drive, Westham, Pevensey, BN24 5HU

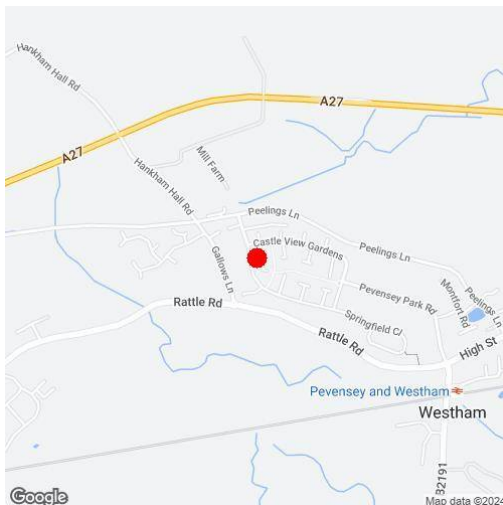
Price £375,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A deceptively spacious three bedroom semi-detached house with integral garage enjoying a quiet and much favoured location in Westham. The particularly well proportioned accommodation includes a generous living room, a well appointed 15' X 10' kitchen/breakfast room with a comprehensive range of wall and base units beneath contoured work surfaces and integrated appliances that include a Rangemaster oven, washing machine, dishwasher and fridge/freezer. The kitchen leads to a large conservatory that in turn provides access to the rear garden. The three first floor bedrooms are all double rooms, one of which affords a lovely open aspect to the South Downs. The house is set within manageable gardens that are principally laid to lawn at the rear, with a driveway providing additional parking to the garage. Other benefits include gas central heating and sealed unit double glazing. The village of Westham provides local shopping facilities together with a train station providing a regular service to Eastbourne town centre.





At a Glance:

- No onward chain
- Favoured Westham village location
- Three double bedrooms
- Generous living room
- 15' x 12' kitchen/breakfast room with integrated appliances
- Large conservatory
- Some downland views
- Manageable gardens
- Garage and driveway parking
- Gas central heating and sealed unit double glazing

Accommodation:

FRONT DOOR OPENING TO HALL

CLOAKROOM / WC

LIVING ROOM

18'6" (5.64m) x 12'9" (3.89m)

KITCHEN /BREAKFAST ROOM

15'0" (4.57m) x 10'9" (3.28m)

CONSERVATORY

13'0" (3.96m) x 11'3" (3.43m)

FIRST FLOOR LANDING

BEDROOM 1

13'4" (4.06m) x 12'10" (3.91m)

BEDROOM 2

13'6" (4.11m) x 10'10" (3.3m)

BEDROOM 3

12'2" (3.71m) x 9'4" (2.84m)

SHOWER ROOM / WC

OUTSIDE:

GARAGE

18'2" (5.54m) x 8'0" (2.44m)

DRIVEWAY

FRONT AND REAR GARDENS

COUNCIL TAX:

Band 'D'

EPC:

'D'



Floorplan Awaited

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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