



**HOME + CASTLE**  
ESTATE AGENTS

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**new**  
instruction



## Pelham Close, Pevensey, BN24 5NL

Freehold | House - Semi-Detached | 3 Bedrooms

Home + Castle are proud to market this well presented 3 bedroom semi-detached home nestled in a quiet cul-de-sac location within Westham. This family home features 3 Bedrooms, a modern kitchen dining room, office and lounge. Potential to extend subject to planning permission. Off-road parking for several vehicles plus a detached garage.

Ideal family home in close proximity to local primary and secondary schools, only a few minutes walk to the local shops, amenities, and Pevensey mainline station with links to Eastbourne, London, Bexhill and Hastings. The owners are suited to an end of chain property and quick sale required.

**FOR SALE**  
**FREEHOLD**  
**£340,000**

### **Approach**

The property has a wide and open drive way with off road parking for several cars plus detached garage. Lawned area with shrub and tree border. Side access to rear garden.

### **Porch**

Upvc porch, with laminate wood flooring and fully glazed door to

### **Entrance Hall**

A bright and spacious hallway with wood effect laminate flooring, smoke alarm and radiator. Double glazed window to side aspect, under stairs storage cupboard, power points and pendant light. Wall mounted thermostat. Stairs to first floor

### **Lounge 12'9 x 11' 9 (3.89m x 3.35m 2.74m)**

Double glazed window to front aspect. Fitted wood burner, storage cupboards with shelving and sliding doors. Wood effect laminate flooring. Power points, pendant lighting, radiator with surround.

### **Kitchen Diner 18'6 x 11'3 (5.64m x 3.43m)**

A modern range of base wall and drawer units with solid oak work surfaces. Fitted double oven and microwave, inset sink with mixer tap. Built-in gas hob, with cooker hood above, fitted island and breakfast bar, built in larder and further storage cupboard, radiator within cover. Cupboard housing glow worm combination boiler. Door to office and conservatory.

### **Cloak room**

WC, wall mounted sink with cupboard below. Opaque double glazed window, tiled flooring, fitted light.

### **Office 14'1 x 7'3 (4.29m x 2.21m)**

Wood effect laminate flooring, dual aspect double glazed windows and door to rear garden. Down lights and power points.

### **Conservatory 10'4 x 6'5 (3.15m x 1.96m)**

Poly carbonate roof and fully glazed windows with sliding doors to patio area and rear garden.

### **Landing**

Double glazed window to side of property. Pendant light. Access to loft. Partially boarded and insulated. Light and power.

### **Bedroom 1 12'9 x 12'2 (3.89m x 3.71m)**

Double glazed window to front aspect. Radiator. Carpet, power points and pendant light. Built in cupboard.

### **Bedroom 2 12'2 x 11'3 (3.71m x 3.43m)**

Double glazed window to rear aspect. Radiator, carpet, power points, pendant light. and built in cupboard.

### **Bedroom 3 9'5 x 7'5 (2.87m x 2.26m)**

Dual aspect double glazed windows to the front aspect, radiator, carpet. power points. and pendant light.

### **Bathroom 8' x 7'9" (2.44m x 2.36m)**

Modern suite comprising of bath with shower and screen, WC and basin with vanity unit. Part tiled walls, tiled floor and dual aspect with opaque double glazed windows to rear and side of property.

### **Rear Garden**

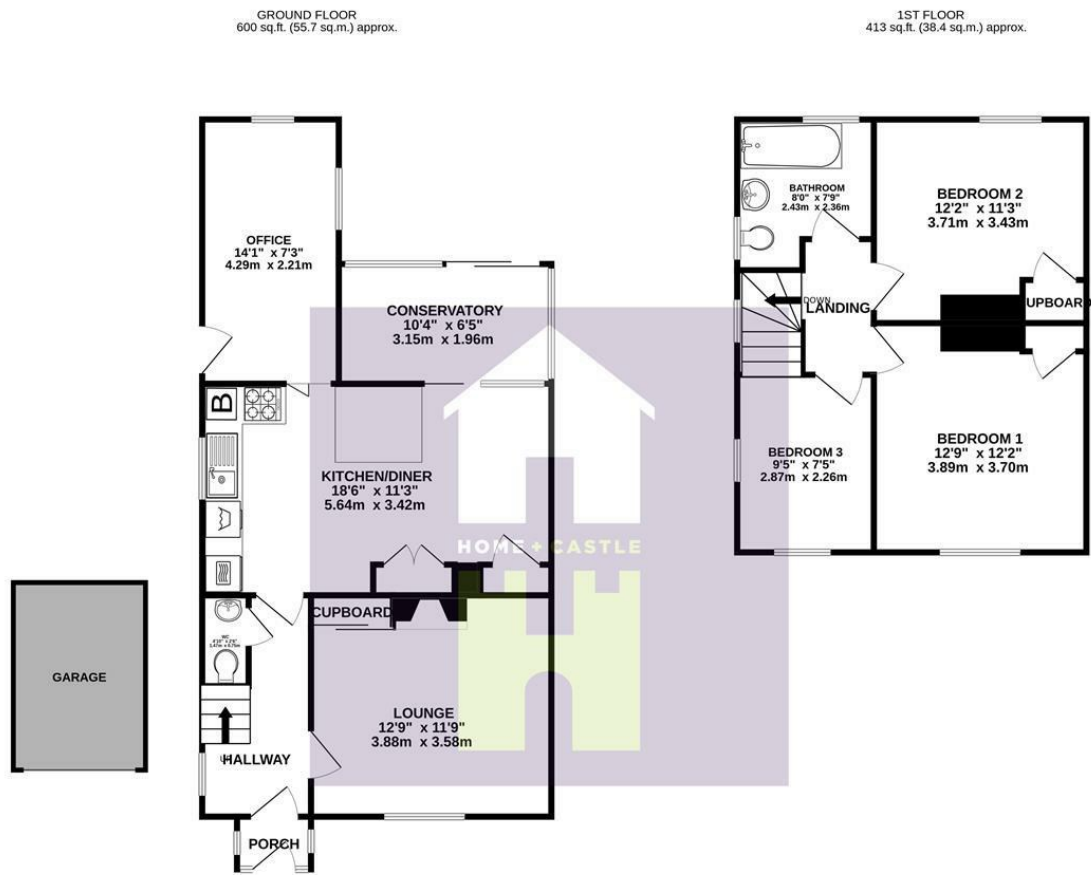
Paved patio area with lawn with mature shrubs and trees.

### **Detached Garage**

Detached garage with up and over door.



Floor Plan



3 BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



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Energy Efficiency Graph

