

1 High Street
Westham, Pevensey, BN24 5LT

£350,000



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Phil Hall Estate Agents welcomes to the market this charming and well presented family home nestled in the highly sought-after Westham village. This beautifully presented three-bedroom semi-detached home offers an exceptional opportunity for families, professionals, and investors alike. Boasting a blend of character, modern convenience, and a prime location, this property is within easy walking distance to Westham train station, local schools, and an array of village amenities.

Upon stepping into the property, you are welcomed by a bright and inviting entrance hall that immediately sets the tone for this well-maintained home. The hallway provides access to a convenient ground-floor cloakroom, which is fitted with a modern two-piece suite, ideal for guests. Stairs lead to the first floor, while a door opens into the main living space.

The living room is a generous and elegant space, featuring beautiful parquet flooring that adds warmth and character. A stunning curved bay window to the front allows for an abundance of natural light, creating an airy and welcoming atmosphere. The room also benefits from a useful under-stairs storage cupboard, perfect for tucking away household essentials.

To the rear of the property is the kitchen/dining room, a versatile space ideal for family meals and entertaining. The kitchen is well-appointed with a range of wall and base units, providing ample storage and worktop space. There is room for a fridge freezer, cooker, and washing machine, ensuring functionality for everyday living. The dining area offers plenty of space for a dining table and chairs, making it a great place to gather and enjoy meals with loved ones. A large window overlooks the rear garden, enhancing the space with natural light.

From the kitchen, a small rear vestibule provides a practical space for storing coats and shoes, with easy access to the garden.

Ascending the stairs, the first floor offers three well-proportioned bedrooms and the family bathroom.





LOCATION, LOCATON, LOCATION

Situated in the heart of the highly sought-after Westham village, this property benefits from a perfect balance of peaceful village living and excellent accessibility to essential amenities and transport links. Westham is a charming and historic village, known for its community atmosphere, picturesque surroundings, and convenient location near the coastal town of Eastbourne.

For commuters, Westham train station is just a short walk away, offering direct links to London, Brighton, and surrounding areas, making travel easy for work or leisure. The A27 and A22 are also within close reach, providing excellent road connections to major destinations across Sussex.

Families will appreciate the highly regarded local schools, including both primary and secondary options, ensuring quality education within easy reach. The village itself boasts a selection of local shops, traditional pubs, cafes, and essential services, catering to everyday needs while maintaining a welcoming, community feel.

For those who love the outdoors, Westham is perfectly positioned near the stunning South Downs National Park, offering endless opportunities for walking, cycling, and enjoying nature. Additionally, the beautiful coastline and beaches of Eastbourne are just a short drive away, providing a fantastic seaside retreat.

This superb location makes Westham an ideal place to call home, offering a blend of modern convenience, rich history, and natural beauty, perfect for families, professionals, and retirees alike.

Entrance Hall

Ground Floor Cloakroom
5'08 x 2'09 (1.73m x 0.84m)

Living Room
17'11 max x 13'09 max (5.46m max x 4.19m max)

Kitchen/Dining Room
17'01 x 8'04 (5.21m x 2.54m)

Rear Vestibule
5'09 x 1'11 (1.75m x 0.58m)

First Floor Landing

Bedroom One
14'04 x 10'04 (4.37m x 3.15m)

Bedroom Two
12'02 x 10'09 (3.71m x 3.28m)

Bedroom Three
9'08 max x 6'05 (2.95m max x 1.96m)

Bathroom
8'06 x 5'11 (2.59m x 1.80m)

Outside

To the rear, the property boasts a private and enclosed garden, primarily laid to low-maintenance patio, making it an ideal space for outdoor dining, relaxation, or entertaining. The garden is fully enclosed, offering a safe and secure environment for children and pets.

A side access gate provides easy passage to the front of the house, while a rear access gate leads to the off-road parking area and garage, ensuring both convenience and security.



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

