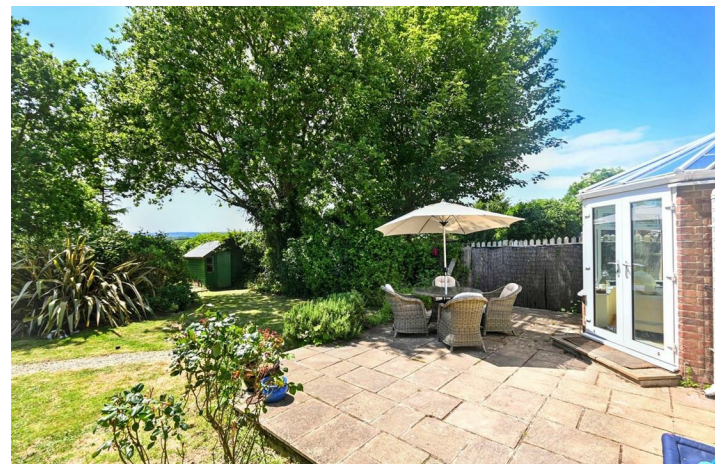


20 Pelham Close,
Pevensey, BN24 5NL

Freehold

Offers In Excess Of
£375,000



 3 Bedroom  1/2 Reception  1 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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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Freehold

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 3 Bedroom  1/2 Reception  1 Bathroom



20 Pelham Close, Pevensey, BN24 5NL

Nestled in a quiet close in the sought-after village of Westham, this well presented three bedroom semi detached family home offers spacious living and excellent outdoor space. The property boasts a 100ft rear garden backing onto open greenland, with stunning views of the South Downs, providing a peaceful and picturesque setting. To the front, a brick laid driveway offers convenient off road parking. Inside, the home features a cosy lounge at the front, a full-width kitchen/dining room, and an impressive conservatory that opens onto the rear garden—ideal for both everyday living and entertaining. Additional ground floor benefits include a utility room and a cloakroom/WC. The first floor comprises three well-proportioned bedrooms and a family bathroom, complete with a bath and a separate shower cubicle. This property enjoys a prime location within easy reach of Pevensey and Westham train stations, well-regarded local schools, and the amenities of nearby Eastbourne, including a wide selection of shops, restaurants, and the beach.

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Offers In Excess Of
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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Conservatory
- Utility Room & Ground Floor Cloakroom
- Bath & Shower Room/WC
- Lawned Rear Garden
- External Office & Garden Bar
- Driveway

Entrance

Double glazed front door to-

Hallway

Radiator. Understairs cupboard. Stairs to first floor. Double glazed window to side aspect.

Lounge

12'0 x 11'3 (3.66m x 3.43m)

Carpet. Radiator. Electric fireplace. Double glazed window to front aspect.

Kitchen

11'1 x 7'10 (3.38m x 2.39m)

Fitted range of wall and base units, surrounding worktops incorporating a breakfast bar, inset one and a half bowl stainless steel sink unit. Electric hob with extractor over. Eye level double oven. Tiled flooring. Part tiled walls. Double glazed window to side aspect.

Dining Area

11'4 x 9'10 (3.45m x 3.00m)

Radiator. Storage cupboard. Opening to-

Conservatory

19'1 x 9'7 (5.82m x 2.92m)

Brick and UPVC construction. Radiator. Double glazed windows. Double glazed double doors to rear.

Utility Room

10'5 x 7'9 (3.18m x 2.36m)

Fitted base units with worktop, inset single drainer sink unit. Space and plumbing for appliances. Space for fridge freezer. Radiator.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Double glazed window to side aspect.

Stairs from Ground to First Floor Landing

Carpet. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1

12'8 x 10'2 (3.86m x 3.10m)

Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

10'11 x 9'11 (3.33m x 3.02m)

Carpet. Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3

9'6 x 7'6 (2.90m x 2.29m)

Carpet. Radiator. Double glazed window to front and side aspect.

Bath & Shower Room/WC

Panelled bath with mixer tap. Separate shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls. Frosted double glazed window to rear and side aspect.

Garden

The rear garden is primarily laid to lawn with a patio seating area adjoining the house. There is also a stone curved pathway with mature trees and shrubbery. Two gates for rear and side access. Shed and greenhouse.

External Office

Timber constructed with insulation and power, currently arranged as an office.

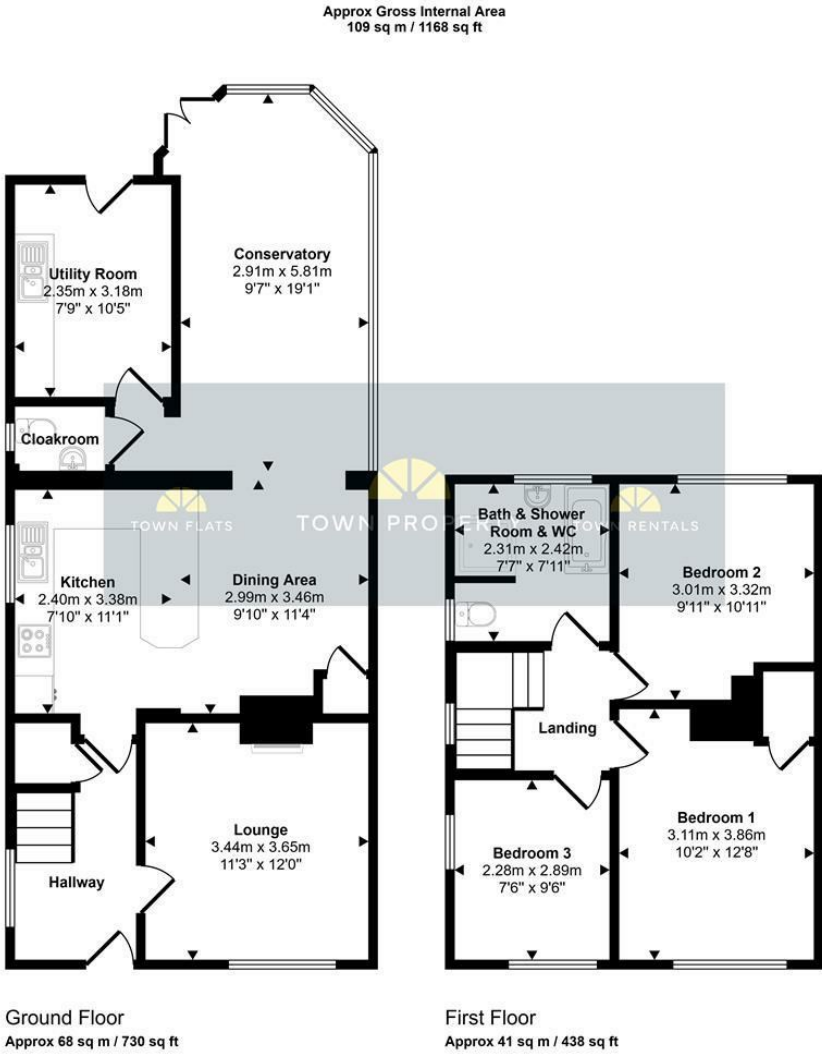
Garden Bar

Timber constructed bar with a pitched roof and power.

Parking

There is a brick laid driveway to the front of the property providing off road parking.

COUNCIL TAX BAND = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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