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PROTECTED

PRS Property
Redress
Scheme



Pedlars Cottage, Wallsend Road, Pevensey, East Sussex, BN24 5JS

Guide Price **£375,000**



Surridge Mison
ESTATES

CHAIN FREE

Pedlars Cottage originally built in mid 1800's is a deceptively spacious, characterful and thoughtfully modernised home located in the historic village of Pevensy. With versatile accommodation throughout to include three/four bedrooms, three reception rooms, garage, off road parking for 4 vehicles, pretty walled courtyard garden, two bathrooms, and stunning presentation throughout, this property boasts an excellent opportunity for spacious living in a sought-after village.

Situated just a stone's throw away from the local train station and bus routes, as well as being close to the historic Pevensy Castle and a variety of local shops and pubs, this property offers both convenience and tranquillity. The peaceful surroundings of Pevensy provide the perfect backdrop for those seeking a quieter way of life. The location on Pevensy High Street allows for the full enjoyment of the conservation area, with the outlook to historic properties and Church. Together with being within walking distance of historic Pevensy Castle and its surrounding grounds and country walks around including the 1066 walk. Further along in Westham is the easy access to rail links taking you directly to Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area.

Benefits include double glazing and gas central heating throughout, and the vendors have lovingly renovated the property to include a new combi boiler, new flooring, new fitted kitchen and a new bathroom. The accommodation on offer begins in the lounge, a versatile space, with a feature working fireplace. This leads to an inner hallway which provides one of the access points to the garden. There is a ground floor shower room here, and a further reception room/ground floor bedroom. Into the dining room, which overlooks the rear garden and has stairs leading to the first floor. The kitchen is new and fully fitted and double aspect, again providing garden access, it's a well equipped space with plenty of room for appliances.

On the first floor, is a landing and off of that three bedrooms. There is also a new bathroom suite.

Outside, there is a private low maintenance enclosed walled courtyard garden. There is a garage accessed via up & over door to the front, with power and light. The off road parking is situated opposite the property, with a large shingle area providing ample off road parking for four vehicles.





Lounge - 3.33m x 3.25m (10'11" x 10'8")- Double glazed door to front, and double glazed opaque window to front. Feature open fireplace. Hard wearing vinyl flooring laid in a herringbone style. Radiator. Inset ceiling spotlights. Coved ceiling.

Inner Hall - 2.41m x 1.57m (7'11" x 5'2")- Double glazed door leading to rear garden. Vinyl flooring laid in a herringbone style. Loft access.

Shower Room - 2.21m x 2.21m (7'3" x 7'3")- Vinyl flooring laid in a herringbone style. Radiator. Coved ceiling. Extractor fan. Suite comprising of shower cubicle with tiled enclosure and electric shower, wash hand basin and W.C.

Reception/Bedroom - 3.89m x 3.3m (12'9" x 10'10")- Double glazed window to rear. Carpeted. Radiator. Wall lights. Coved ceiling.

Dining Room - 3.78m x 3.2m (12'5" x 10'6")- Double glazed window to side. Carpeted. Stairs leading to first floor. Radiator. Inset ceiling spotlights. Coved ceiling.

Kitchen - 3.78m x 2.67m (12'5" x 8'9")- Double aspect room with double glazed window to rear and double glazed door leading to rear garden. Laminate flooring. Wall mounted Glow Worm boiler, fitted in 2026. Feature tall radiator. Inset ceiling spotlights.

Fully fitted with a range of shaker style wall and base units with space for washing machine, dishwasher & fridge/freezer. Built in electric oven. Work surfaces with inset 4 burner electric hob with fitted cooker hood and inset stainless steel 1 and 1/2 bowl sink and drainer unit.

First Floor Landing - 4.11m x 0.91m (13'6" x 3'0")- Carpeted. Inset spotlights. Radiator.

Bedroom One - 3.76m x 3.3m (12'4" x 10'10")- Double glazed opaque window to front. Radiator. Carpeted. Coved ceiling.

Bedroom Two - 2.84m x 2.39m (9'4" x 7'10")- Double glazed window to side. Radiator. Carpeted. Coved ceiling.

Bedroom Three - 2.87m x 2.26m (9'5" x 7'5")- Double glazed window to side. Radiator. Carpeted. Coved ceiling.

Bathroom - 2.03m x 1.47m (6'8" x 4'10")- Double glazed opaque window to rear. Vinyl flooring. Coved ceiling. Radiator. Modern suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Rear Garden- Shingle walled courtyard garden.

Garage - 5.59m x 2.79m (18'4" x 9'2")- Single garage with up & over door to front. Power and light.

Off Road Parking- Located opposite the property, a shingle parking area providing ample off road parking.



Utilities

This property has the following utilities:

- Water; Mains
- Drainage; Mains
- Gas; Mains
- Electricity; Mains
- Primary Heating; Gas Central Heating
- Solar Power; None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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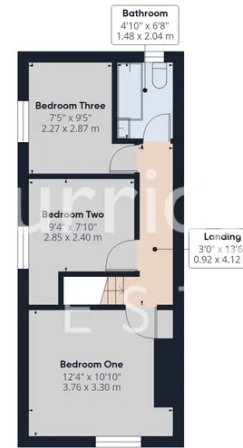
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



Floor 0



Floor 1



Approximate total area^m

1137 ft²

105.7 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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