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PROTECTED

**PRS** Property  
Redress  
Scheme



 Surr ridge Mison

**1B Pelham Close, Westham, Pevensey, East Sussex, BN24 5NL**  
Guide Price **£295,000**



**Surr ridge Mison**  
ESTATES

This two bedroom semi-detached bungalow with off road parking in a central position within Westham village and within extremely close proximity to the Train Station is being offered to the market **CHAIN FREE**.

The property benefits from double glazing and gas central heating throughout and has been well maintained by the current owner. The accommodation on offer comprises of a spacious entrance hall with two built in storage cupboards, one housing the Worcester boiler, and the hall leads to the lounge which overlooks the front. There is a well equipped, double aspect kitchen/diner with double glazed French doors to the rear garden and plenty of space for appliances, two double bedrooms and a modern bathroom fitted with a white suite.

Outside the driveway allows for off road parking with further front garden area and the rear garden has laid to lawn with paved area, wooden shed and mature planting.

Westham is a picturesque Sussex village with easy access to historic features such as St Mary's Church, Pevensey Castle, and the village pond, and amenities to include post office/shop, Pevensey & Westham School, hairdressers, café & restaurant/pub. It has the advantage of a rural community yet with the mainline train station with access to London, Hastings, Brighton and Eastbourne, there is also a local bus service to Eastbourne town centre with its major shops and entertainments and easy access to A22, A27 and A259.

The property is immediately ready for a new owner to move straight in and make it their home





**Entrance Hall** - 3.56m x 0.84m (11'8" x 2'9")- Double glazed door to side. Two built in cupboards, one housing Worcester boiler. Loft access. Tiled flooring. Radiator. Covered ceiling. Inset spotlights.

**Bedroom One** - 3.91m x 3.12m (12'10" x 10'3")- Double aspect room with double glazed windows to front and side. Laminate flooring. Covered ceiling. Radiator.

**Lounge** - 4.17m x 3.28m (13'8" x 10'9")- Double glazed window to front. Carpeted. Covered ceiling. Radiator. Telephone point. TV point.

**Bedroom Two** - 3.1m x 3.05m (10'2" x 10'0")- Double glazed window to rear. Laminate flooring. Covered ceiling. Radiator.

**Bathroom** - 2.46m x 1.65m (8'1" x 5'5")- Double glazed opaque window to side. Tiled flooring and tiled walls. Covered ceiling. Chrome towel rail. Suite comprising of bath with mixer taps, with shower over and fitted glazed screen, wash hand basin and W.C.

**Kitchen/Diner** - 3.28m x 2.97m (10'9" x 9'9")- Double aspect room with double glazed window to side and French doors leading to rear garden. Tiled flooring and partially tiled walls. Inset spotlights. Covered ceiling. Radiator. Fully fitted with a range of wall and base units with space and plumbing for washing machine, dishwasher and fridge/freezer. Built in electric oven. Work surfaces with inset 4 burner gas hob and fitted stainless steel cooker hood, and inset stainless steel sink and drainer unit with mixer taps.

**Driveway & Front Garden**- Block paved driveway. Laid to lawn with flower beds and shrubs.

**Rear Garden**- Mainly laid to lawn with patio area. Shed. Fencing surrounds with gated side access. Flower beds.



### Utilities

This property has the following utilities:

Water; Mains

Drainage; Mains

Gas; Mains

Electricity; Mains

Primary Heating; Gas central heating system

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>

### SurrIDGE Mison Estates

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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.

