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PROTECTED

PRS Property
Redress
Scheme



22 Pelham Close, Westham, Pevensey, East Sussex, BN24 5NL

Guide Price £350,000 to £375,000 | Freehold | Chain Free



Surridge Mison
ESTATES

Nestled in a cul-de-sac position in sought after Westham village, and backing onto open farmland, within close proximity to the train station, is this spacious five bedroom semi-detached home. This home is set over three floors and offers flexible accommodation, and further benefits include a well equipped kitchen/dining room, lounge with fitted wood burner, driveway, workshop and mature rear garden with solar panels.

When you enter through the entrance porch, you are led into a welcoming entrance hallway with built in storage and a side double-glazed window, ensuring a bright welcome. The remaining ground floor accommodation comprises of front aspect lounge with fireplace and a fitted wood burner. Into the kitchen/dining room, a double aspect space which leads onto the rear garden. The kitchen has plenty of space for appliances and there is built in storage.

On the first floor are three bedrooms, two with fitted/built in wardrobes. plus the family bathroom. The bathroom is a modern suite being fully tiled with a corner bath and separate shower cubicle. The top floor houses another two bedrooms. Bedroom One is a serene retreat with stunning views to the rear over open space, and fitted shutters. Bedroom one also has an en-suite W.C.

The splendid rear garden offers a private outdoor oasis, a quiet space with an open outlook over green space, which can be accessed via a gate to the rear. It features a well-maintained lawn and patio areas, planted flower beds, fencing, and mature hedges, trees, and shrubs. There is also a summerhouse, a shed, and solar panels. The workshop has power and light and is accessed via the garden.

The village of Westham, Pevensey has a wide choice of local amenities together with the 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. Historic buildings and activities such as Pevensey Castle are all within walking distance and Pevensey Bay offers the beach within easy reach with its water sports and activities. The dog friendly beach is a 25 min walk and the castle 5 mins. Miles of country walks around including the 1066 walk from the Castle.

This truly is a wonderful opportunity to acquire a spacious and versatile home in a desirable location. Contact us today to arrange your viewing and experience all this property has to offer!

Check out the 3D virtual tour!





Entrance Porch - 1.3m x 0.71m (4'3" x 2'4") Double glazed door to front with double glazed windows to side. UPVC door leading to entrance hall.

Entrance Hall - 3.33m x 0.81m (10'11" x 2'8") Double glazed window to side. Built in cupboard housing boiler. Radiator. Carpeted. Stairs leading to first floor with built in understairs cupboard.

Lounge - 3.89m x 3.53m (12'9" x 11'7") Double glazed window to front. Open fireplace with fitted wood burner and tiled hearth. Radiator. Carpeted. Coved ceiling.

Kitchen/Dining Room - 5.56m x 3.4m (18'3" x 11'2") Double aspect room with double glazed window to side and French doors leading to rear garden. Tiled flooring. Built in larder style cupboard and built in storage cupboard. Coved ceiling. Fully fitted with a range of wall and base units with space for American style fridge/freezer and washing machine. Space for range style cooker with fitted extractor hood. Integrated dish washer. Work surfaces with inset 1 and 1/2 bowl stainless steel sink and drainer unit.

First Floor Landing - 2.79m x 1.04m (9'2" x 3'5") Double glazed window to side. Carpeted. Stairs leading to second floor landing.

Bedroom Two - 3.35m x 3.15m (11'0" x 10'4") Double glazed window to front. Built in wardrobes. Radiator. Carpeted.

Bedroom Three - 3.12m x 2.69m (10'3" x 8'10") Double glazed window to rear. Fitted wardrobes. Radiator. Carpeted.

Bedroom Four - 2.34m x 1.93m (7'8" x 6'4") Double glazed window to front. Radiator. Carpeted.

Bathroom - 2.41m x 2.34m (7'11" x 7'8") Double glazed opaque windows to rear and side. Vinyl flooring with electric underfloor heating and fully tiled walls. Inset spotlights. Extractor fan. Suite comprising of corner bath with mixer taps and handheld shower attachment, shower cubicle, wash hand basin set within vanity unit and W.C with concealed cistern.

Second Floor Landing - 1.22m x 0.94m (4'0" x 3'1") Double glazed window to side. Carpeted.

Bedroom One - 4.06m x 3.4m (13'4" x 11'2") Double glazed window to rear with fitted shutters. Radiator. Carpeted. Door leading to W.C.

En Suite W.C. - 2.39m x 0.91m (7'10" x 3'0") Double glazed opaque window to rear. Vinyl flooring. Radiator. Wash hand basin set within vanity unit with tiled splashback and W.C with concealed cistern.

Bedroom Five - 3.99m x 2.51m (13'1" x 8'3") Two Velux windows to front. Carpeted. Radiator.

Driveway Driveway providing ample off road parking. Gated side access.

Workshop - 4.42m x 2.51m (14'6" x 8'3") Power and light.

Rear Garden Overlooking farmland being mainly laid to lawn with patio area. Summerhouse. Shed. Access to workshop. Bank of solar panels. Gated rear access to open farmland. Mature trees and shrubs. Flower beds. Fencing surrounds.



Utilities This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating system
Solar Power; Owned by vendors
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

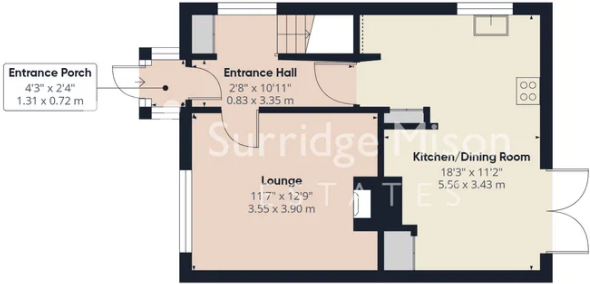
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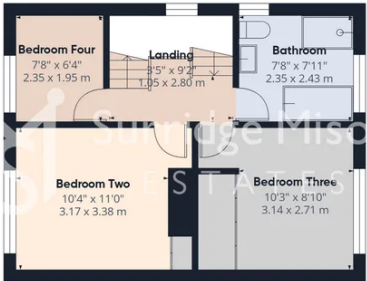
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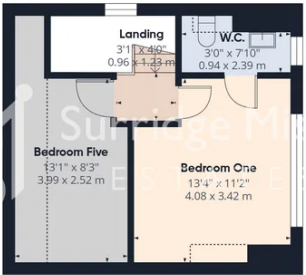
We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars 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 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area^m

1226 ft²
114.1 m²

Reduced headroom

49 ft²
4.6 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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