







3 Bed

House

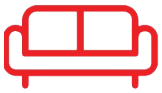
located in High Street Westham

SEAFORD PROPERTIES

38 High Street
Westham
Pevensey
BN24 5LS


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Offers Over £300,000

Seaford Properties are delighted to present this beautifully presented three-bedroom Victorian terraced home, ideally situated in the highly sought-after village of Westham. Brimming with period charm and character, this attractive home combines original features with modern conveniences, offering spacious and versatile accommodation arranged over three floors. Conveniently located within easy walking distance of local amenities, schools and Westham railway station, this delightful property is ideal for families, professionals and commuters alike. An internal viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Nestled within the heart of the ever-popular village of Westham, this charming three-bedroom Victorian terrace offers a wonderful blend of character, style and practicality.

The welcoming entrance hall leads through to a bright and spacious bay-fronted living room featuring an attractive open fireplace, bespoke shutters, original solid wood flooring and built-in storage. A separate dining room provides an ideal space for entertaining, complete with further bespoke shutters, under-stairs storage and continuation of the solid wood flooring. To the rear of the property, the modern fitted kitchen offers an excellent range of base units together with integrated appliances including a dishwasher, washing machine and tumble dryer, an electric oven with hob, space for a fridge/freezer and direct access to the enclosed rear courtyard garden.

The first floor comprises two generous double bedrooms and a well-appointed family bathroom fitted with a white suite, shower over the bath, heated towel rail and useful airing cupboard. From the split-level landing, a spiral staircase leads to the impressive third bedroom/loft room, benefiting from Velux windows, useful eaves storage and versatile accommodation ideal as a principal bedroom, guest room or home office.
Outside, the low-maintenance courtyard garden enjoys a paved seating area with attractive raised shrub borders, a brick-built pond, brick-built outhouse and rear gated access.

Perfectly positioned close to Westham's local shops, public houses, schools and mainline railway station, providing direct links to Eastbourne, Brighton and London, this characterful home offers an enviable village lifestyle with excellent commuter connections. EPC - D | Council Tax Band: C
Early viewing is highly recommended.

Disclaimer

• Money Laundering Regulations 2017
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.
• Property Information
Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.
• Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.
• Measurements
All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.
• Services and Tenure
We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.
• Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.
• These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.















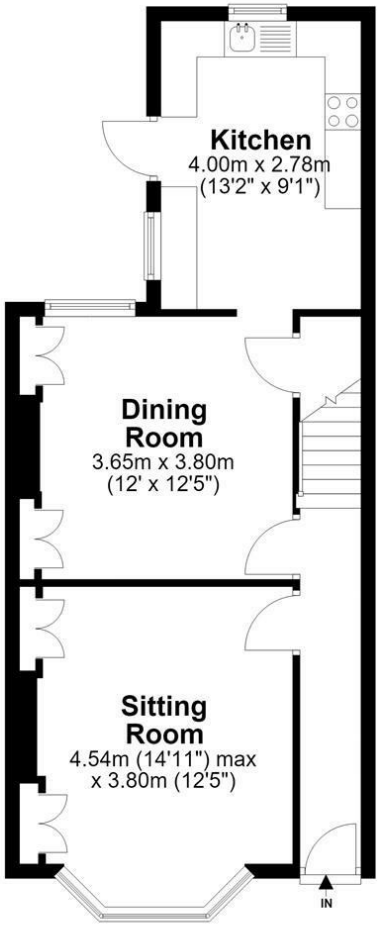




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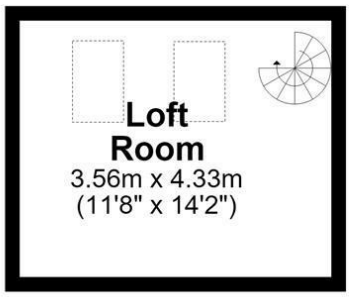
Ground Floor
Approx. 47.9 sq. metres (515.5 sq. feet)



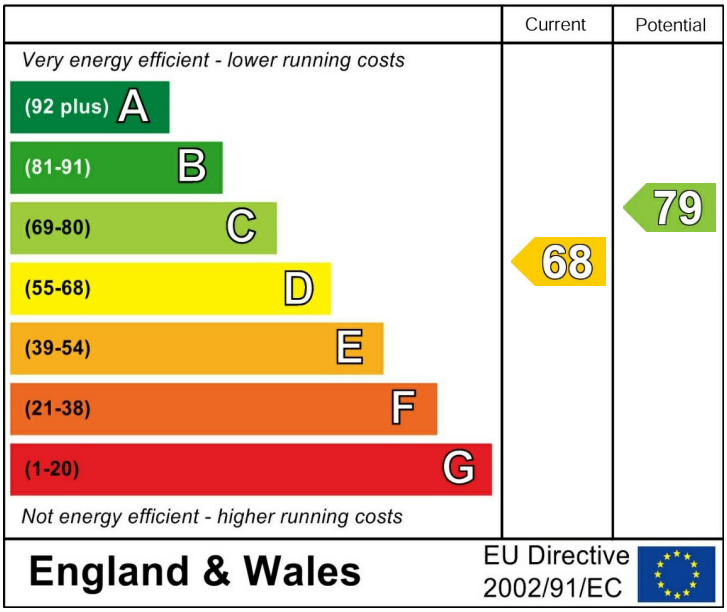
First Floor
Approx. 47.5 sq. metres (511.0 sq. feet)



Second Floor
Approx. 15.4 sq. metres (165.9 sq. feet)



Energy Efficiency Rating



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