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PROTECTED

**PRS** Property  
Redress  
Scheme



4 Pelham Close, Westham, Pevensey, East Sussex, BN24 5NL  
Guide Price £370,000-£390,000



Surridge Mison  
ESTATES



Nestled in a cul-de-sac position in the sought after Westham village within close proximity to the train station, this delightful three/four-bedroom semi-detached home offers flexible accommodation, perfect for both family life and energetic downsizers. With two reception rooms and two bathrooms, this property is designed for comfort and convenience, beautifully blending modern amenities with charming character features.

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.

When you enter through the entrance porch, you are led into a welcoming entrance hallway with wood flooring and a side double-glazed window, ensuring a bright welcome. The remaining ground floor accommodation comprises of front aspect lounge with fireplace and double sided fitted wood burner.

The heart of the home unfolds from the open-plan Kitchen/Dining Room and opens onto the Orangery with double-glazed bi-fold doors that seamlessly connect to the garden. This area benefits from a second open fireplace. Adjacent to this, the Utility Room and ground floor cloakroom enhance the home's practicality.

On the first floor are two double bedrooms plus the study/bedroom floor which allows for the staircase rising to the top bedroom suite. The family bathroom is well-appointed with a side double-glazed window, a bath with mixer taps and a shower attachment, a wash hand basin set within a vanity, a W.C., fully tiled surrounds, vinyl flooring, an extractor fan, a radiator, a towel rail, and inset spotlights.

Bedroom One is a serene retreat with a rear double-glazed bi-fold doors to a Juliet balcony, a television point, and a radiator. This master bedroom benefits from a contemporary en-suite shower room.

The splendid rear garden offers a private outdoor oasis, featuring a well-maintained lawn and patio areas, planted flower beds, mature fencing, hedges, trees, and shrubs. A wooden shed provides practical storage, and a charming pond adds to the space.

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!







**Entrance Porch-** Double glazed door to front with UPVc double glazed windows.

**Entrance Hall-** UPVc door to front. Double glazed side window. Wood flooring and radiator. Understairs storage and staircase rising to the first floor.

**Lounge** - 3.59m x 3.9m (11'9" x 12'9")- Double glazed window to front. Open fireplace with fitted double sided wood burner set on granite hearth. Wood flooring. Coved ceiling, ceiling lights and T.V point.

**Kitchen / Dining Room** - 3.34m x 5.6m (10'11" x 18'4")- Double glazed window to side and double glazed door to Orangery. Vinyl flooring and inset ceiling lights. Fully fitted with a range of base and wall units comprising of cupboards and drawers housing gas boiler and with space for gas cooker. Granite work surfaces with inset ceramic sink and bowl unit.

**Orangery** - 3.41m x 4.4m (11'2" x 14'5")- Double glazed vaulted ceiling sky light and double glazed bi-fold doors to garden. Laminated wood flooring and wall lights.

**Cloakroom** - 2.9m x 4.8m (9'6" x 15'8")- Double glazed window to side. W.C with overhead cistern.

**Utility Room** - 2.41m x 2.44m (7'10" x 8'0")- Double glazed windows to rear and side. Fitted wall units, work surfaces with inset one and a half bowl sink unit and mixer tap. Space and plumbing for washing machine.

**First Floor Landing-** Double glazed window to side.

**Bedroom Two** - 3.17m x 3.4m (10'4" x 11'1")- Situated on the first floor with double glazed window to rear. Built in wardrobes, radiator.

**Bedroom Three** - 3.18m x 3.3m (10'5" x 10'9")- Situated on the first floor with double glazed window to front. Built in wardrobes, radiator.

**Study / Bedroom Four** - 2.37m x 2.9m (7'9" x 9'6")- Situated on the first floor with double glazed window to front. Staircase rising to second floor, radiator.

**Bathroom** - 2.33m x 2.43m (7'7" x 7'11")- Double glazed window to side. Vinyl flooring and fully tiled walls. Inset ceiling spot lights and heated towel rail. Corner bath with mixer taps and handheld shower attachment. Wash hand basin set in vanity unit and low level W.C.

**Bedroom One** - 3.4m x 6.19m (11'1" x 20'3")- Double glazed Velux windows to front, feature stained glass window to side together with double glazed bi-fold doors to Juliet balcony with rear aspect. Fitted blinds. Radiator.

**Ensuite Shower Room** - 1.68m x 3.03m (5'6" x 9'11")- Double glazed opaque window to rear. Inset ceiling spot lights. Vinyl flooring and partially tiled walls. Heated towel rail. Walk in shower cubicle with rain shower head, wash hand basin set in vanity unit and W.C with concealed cistern.

**Rear Garden-** Paved patio leading to laid to lawn. Mature planting with trees and shrubs, enclosed by fencing and hedges and gated side access. Wooden shed. Outside power point and tap.

**Front-** Driveway offering ample parking.





Council Tax Band- C EPC Rating- C Tenure- Freehold

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

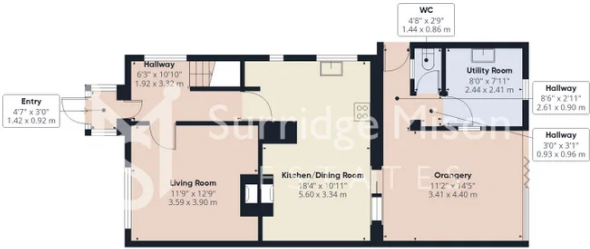
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings.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



Floor 0



Floor 1



Floor 2



Approximate total area<sup>m</sup>

1433 ft<sup>2</sup>  
133.1 m<sup>2</sup>

Reduced headroom

49 ft<sup>2</sup>  
4.5 m<sup>2</sup>

(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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