

4 Pelham Close,  
Westham, Pevensey,  
BN24 5NL

Freehold

Guide Price  
£380,000 - £400,000



3 Bedroom 3 Reception 2 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.



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\*\*\* GUIDE PRICE £380,000 - £400,000 \*\*\*

An incredibly spacious three bedroom, three reception room family home that is arranged over three floors. Situated in Westham the house is conveniently located for Westham high street, local schools and the mainline railway station. Having undergone improvement by the current vendors the house benefits from an entrance porch, lounge with log burning stove, a kitchen/dining room again with log burning stove and an incredibly spacious conservatory that opens onto the rear garden and leads to the utility room and ground floor cloakroom. The first floor comprises of two double bedrooms, a refitted bathroom and a former bedroom that is now an ideal office/study and provides access to the fantastic master bedroom that is double aspect and has a modern En-suite shower room. The rear garden is mainly laid to lawn and to the front there is off road parking for three vehicles. An internal inspection comes highly recommended.

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## 4 Pelham Close, Westham, Pevensey, BN24 5NL

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**Main Features**

- 3 Storey Semi Detached House

- 3 Double Bedrooms

- Lounge & Conservatory

- Kitchen/Dining Room

- Ground Floor Cloakroom & Utility Room

- Office/Study

- Bath & Shower Room/WC

- En Suite Shower Room/WC

- Driveway & Landscaped Rear Garden

- Close to Local Schools, Westham High Street & Railway Station

**Entrance**  
Double glazed front door to-

**Porch**  
Double glazed windows. Inner door to-

**Hallway**  
Radiator. Stairs to first floor. Coved ceiling.

**Lounge**  
12'4 x 11'7 (3.76m x 3.53m)  
Coved ceiling. Fireplace with log burning stove. Double glazed window to front aspect.

**Kitchen/Dining Room**  
18'3 x 10'11 (5.56m x 3.33m)  
Fitted range of wall and base units, surrounding worktop with inset sink and mixer tap. Space for cooker with extractor above. Space for American style fridge freezer. Cupboard housing gas boiler. Inset spotlights. Log burning stove. Coved ceiling. Two double glazed windows to side aspect. Double glazed patio doors to-

**Conservatory**  
13'9 x 10'5 (4.19m x 3.18m)  
Electric heater. Wall lights. Double glazed vaulted ceiling. Double glazed bifold doors to garden. Door to-

**Ground Floor Cloakroom**  
High level WC. Frosted double glazed window.

**Utility Room**  
7'3 x 7'1 (2.21m x 2.16m)  
Fitted wall units, worktop with inset one and a half bowl sink unit and mixer tap. Space and plumbing for washing machine. Double glazed windows to rear and side aspects.

**Stairs from Ground to First Floor Landing**  
Double glazed window.

**Bedroom 2**  
11'0 x 10'4 (3.35m x 3.15m )  
Radiator. Coved ceiling. Built in cupboard. Double glazed window to front aspect with far reaching views over open fields.

**Bedroom 3**  
11'3 x 10'6 (3.43m x 3.20m )  
Radiator. Coved ceiling. Double glazed window to rear aspect.

**Bath & Shower Room/WC**  
White suite comprising of corner shower cubicle and separate corner panelled bath with mixer tap and handheld shower attachment. Low level WC. Vanity unit with inset wash hand basin and mixer tap and cupboard below. Heated towel rail. Tiled walls. Two frosted double glazed windows.

**Office/Study**  
Radiator. Coved ceiling. Stairs leading to-

**Master Bedroom**  
20'0 x 17'10 (6.10m x 5.44m )  
Wonderful double aspect room with integral blinds and skylights to front aspect and double glazed bifold doors to juliette balcony overlooking the garden. Door to-

**En Suite Shower Room/WC**

Modern suite comprising of shower cubicle with rainwater showerhead. Vanity unit with inset wash hand basin and mixer tap with cupboards below. Low level WC with concealed cistern. Part tiled walls. Heated towel rail. Frosted double glazed window.

**Outside**

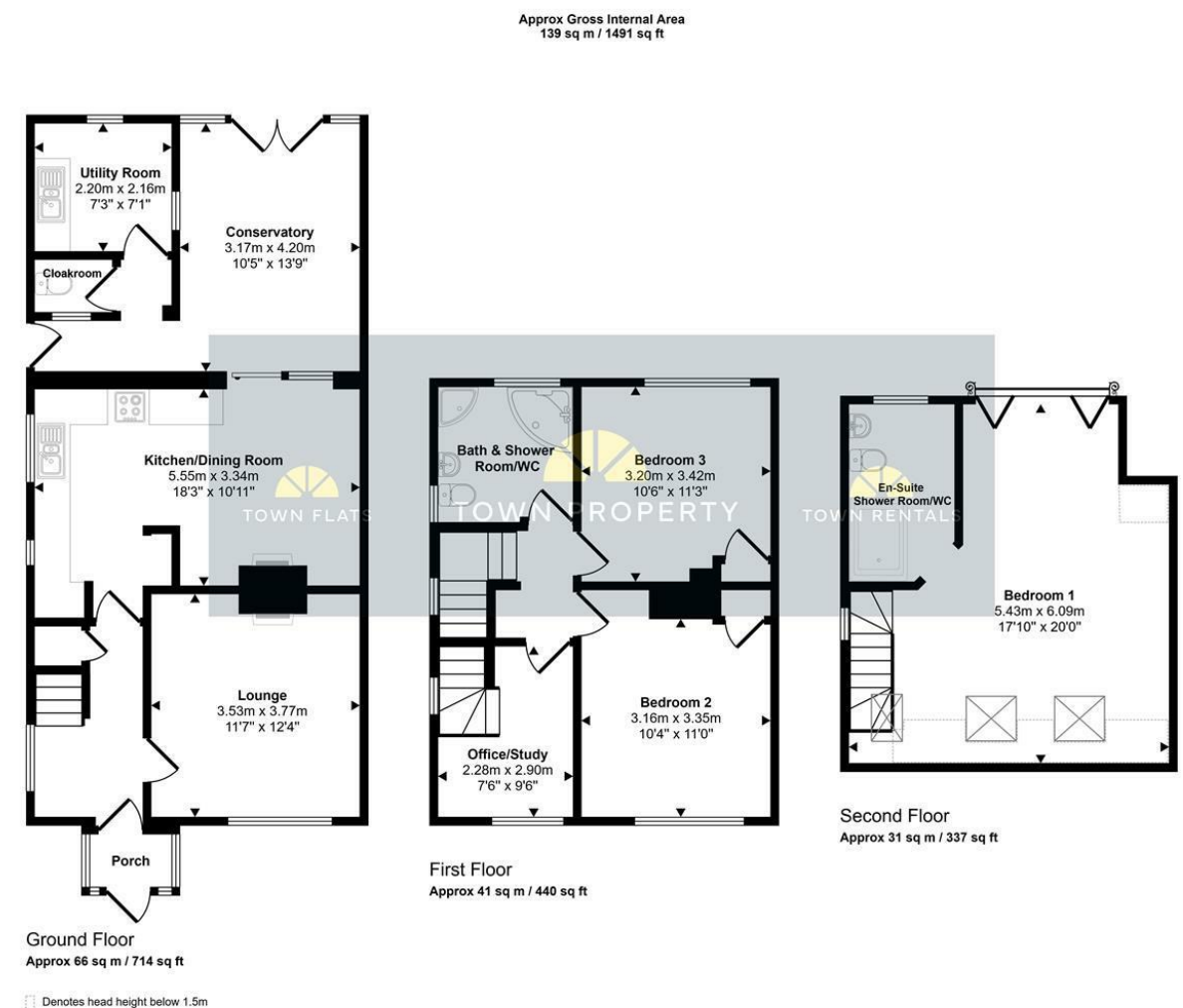
The sizeable rear garden provides a high level of seclusion, it is mainly laid to lawn with an area of patio. There are mature trees and shrubs, a wooden shed and gated side access.

**Parking**

There is off road parking to the front of the property for several vehicles.

**COUNCIL TAX BAND = C**

**EPC = C**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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