




# The Old Vicarage

88 High Street, Westham, Pevensey, East Sussex





BNP PARIBAS GROUP 





## A fine Grade II listed house with extensive accommodation, in a beautiful village setting


An elegant detached family home offering beautifully-presented accommodation arranged across two floors, sensitively combining modern amenities with period features including high ceilings with fine cornicing and exposed wall and ceiling beams. It is located next to the church at the heart of a sought-after East Sussex village, near to local amenities and the station.


**4 RECEPTION ROOMS**


**4 BEDROOMS**


**3 BATHROOMS**


**DOUBLE GARAGE**

**GARDEN**

**FREEHOLD**

**VILLAGE**

**3,001 SQ FT**

**GUIDE PRICE £1,195,000**



### The property

Dating from the 16th century with Georgian additions, The Old Vicarage is a handsome double-fronted brick-built family home offering more than 3,000 sq. ft. of light-filled flexible accommodation arranged over two floors, sensitively combining modern amenities with a wealth of period features including sash and casement glazing, high ceilings with fine cornicing, exposed wall and ceiling beams and original fireplaces.

Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming part-double-height through dining hall with a feature inglenook, space for a generous table, useful cloakroom, galleried landing over and a door to the rear garden. Both drawing and sitting rooms, have feature fireplaces, and there is a study with bespoke storage, a fitted wine store and L-shaped kitchen with a range of wall and base units including a breakfast bar, modern integrated appliances and a useful walk-in boot room and fitted utility room with a door to the side.

On the first floor a generous vaulted and galleried landing with open-timbered wall gives access to a principal bedroom with dressing room and en suite bathroom with bath and separate shower, three further double bedrooms, one vaulted and with en suite shower room, another with a walk in wardrobe, and there is a modern family shower room.

















## Outside

Set well back from the road next to the church, the property is approached from the road through double wrought iron gates over a driveway passing through a gatehouse, forming part of the detached double garage outbuilding, and leading to a forecourt providing ample private parking. The well-maintained generous garden surrounding the property to three aspects is laid mainly to lawn bordered by mature hedging, trees and shrubs and there is a paved sunken rear terrace, ideal for entertaining and al fresco dining. There are also two useful sheds and a log store.

## Location

The small East Sussex village of Westham sits on the A27 Eastbourne-Brighton road, surrounded by rolling hills, nature reserves and picturesque landscapes, all ideal for hiking and cycling. The village has a thriving community spirit and offers local shopping, pubs, restaurants, cafés, a church, village hall, sports club and primary school. Nearby Pevensey village and Pevensey Bay seaside resort (the landing place for William the Conqueror in his 1066 invasion) offer further local shopping, cafés, restaurants and services. More extensive amenities are available in Eastbourne including theatres, cinemas, an art gallery, marina, swimming pools, fitness centres, sports clubs and Willingdon Golf Club and, slightly further afield, in Lewes and Brighton. Communication links are excellent: the A27 links to the local road and motorway network, and Pevensey & Westham station (0.3 mile) offers regular direct trains to regional centres and central London.



## Distances

- Pevensey 0.5 mile
- A27 (Pevensey Bypass) 0.8 mile
- Pevensey Bay 1.4 miles
- Eastbourne 4.5 miles
- Bexhill-on-Sea 7.3 miles
- Lewes 17.9 miles
- Brighton 25.5 miles
- London Gatwick Airport 41.3 miles
- Central London 75.1 miles

## Nearby Stations

- Pevensey & Westham (London Victoria from 1 hour 44 minutes)
- Pevensey Bay
- Polegate
- Hampden Park

## Key Locations

- St. Mary's Church Westham
- Pevensey Castle and Roman Fort
- 1066 Country Walk

- Pevensey Bay Beach and Martello towers
- Stone Cross Windmill
- Royal Eastbourne Golf Club
- Drusillas Park
- Knockhatch Adventure Park
- Observatory Science Centre
- Herstmonceux Castle
- South Downs National Park

## Nearby Schools

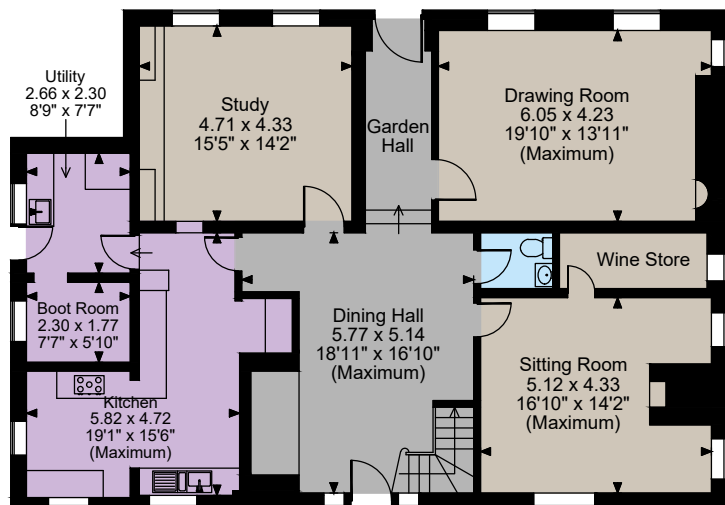
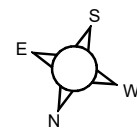
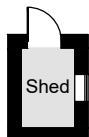
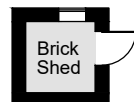
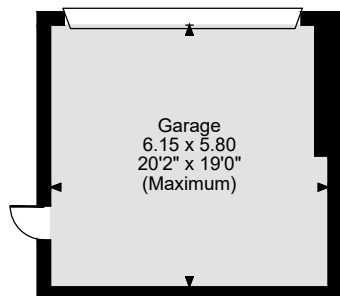
- Pevensey & Westham CofE Primary School
- St. Catherine's College
- Langney Primary Academy
- The Haven CofE Methodist Primary School
- West Rise Junior School
- West Rise Community Infant School
- Hankham Primary School
- Tollgate Community Junior School
- Shinewater Primary School
- Stone Cross School



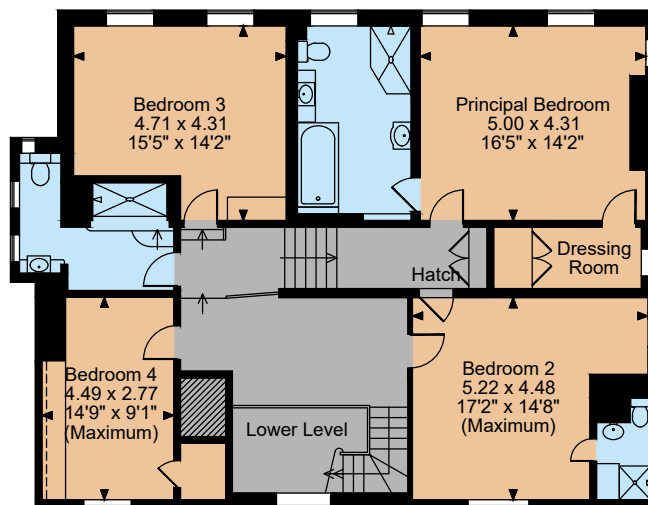








Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 3,001 sq ft (279 sq m)  
Garage internal area 375 sq ft (35 sq m)  
Shed internal area 48 sq ft (5 sq m)  
Total internal area 3,424 sq ft (318 sq m)  
For identification purposes only.

## Directions

BN24 5LJ

///what3words: store.class.agreed - brings you to the driveway

## General

Local Authority: Wealden District Council

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

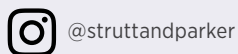
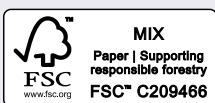
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## Lewes

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