



59, Pelham Road,
Gravesend, DA11 0JA

Offers In Excess Of
£500,000



- Well Presented 4 Bed Semi-Detached Family Home
- Basement & Loft Room
- West facing Garden
- Ideal location for Schools and Commuting



59 Pelham Road, Gravesend, Kent, DA11 0JA



PROPERTY DESCRIPTION

If you are looking for a family home close to Gravesend town centre, this semi-detached house should be added to the top of your viewing list, as we think you will be impressed with what is on offer. Offering charm and character the property has been well looked after by the present vendors and boasts generous size accommodation throughout: a porch, hall, lounge, separate dining room, ground floor cloakroom, a kitchen breakfast room with integrated appliances, which is great for entertaining and a cellar which could be an ideal workshop area and perfect for keeping the wine chilled. Upstairs on the first floor are four bedrooms, family bathroom and separate shower room. The loft has been converted into a usable room which could be a perfect teenager's den or home office. The house is heated by gas central heating and benefits from double glazing. Outside the front garden sets the property nicely back from the road and the rear garden is west facing making it perfect for those who love the sun. Viewing is highly recommended to appreciate just what is on offer here.

LOCATION DESCRIPTION

Pelham Road is part of one of Gravesend's conservation areas. The house is located almost opposite Mayfield Grammar School for girls and only 0.8 miles to Gravesend station which offers a high speed service to St Pancras London in around 22 minutes, making it perfect for commuters. There are shops and facilities at Perry Street which is within walking distance and it is in the catchment area for a choice of other primary and secondary schools.

FRONTAGE

A half height brick wall encloses a generous frontage of mainly laid to lawn sitting the property back from the road. A paved pathway leads from the street to Side pedestrian access and to the upvc and glazed door opening into...





PORCH

A small porch ideal for shoes and coats. A large wooden door with stained glass opens into...

HALLWAY

A long hallway with high ceilings and hard wood flooring, welcomes you into the home and makes for good access to the rooms on the ground floor and access for both staircases, to the basement and first floor.

RECEPTION ONE

14'2" x 13'5" plus bay (4.32m x 4.11m plus bay)

Potentially the most used room in the house, this spacious neutrally decorated reception room would make the perfect 'lounge space' with a large double glazed bay window out to the front flooding the room with light. A log burner is recessed into the fireplace with a elegant surround and mantle, make this the main feature of the room. Picture rails and decorative coving help keep this properties charm and character.

RECEPTION TWO

13'2" x 12'8" (4.02m x 3.88m)

Another generous reception currently used as a dining room and for entertaining guests. An Edwardian style fireplace, picture rails. double glazed door leading out to garden.

DOWNSTAIRS WC

3'3" x 3'0" (1m x 0.92m)

Half tiled walls, concealed cistern wc and basin. Double glazed frosted window out to garden.

KITCHEN

19'3" x 9'2" (5.88m x 2.80m)

A modern fitted kitchen with a large range of wall and base units and a roll top solid wood work surface. A built in fridge freezer, space for range cooker with extractor over and tiled splashback. A Belfast sink with mixer tap and work surface with drainer groves. Double glazed double aspect windows and the double glazed upvc door to the garden allow copious amounts of light to flood into the room. Wall hung combi boiler housed in a matching kitchen unit.

FIRST FLOOR

SPLIT LEVEL LANDING

Stairs to ground floor and loft room. doors leading to...

BEDROOM ONE

13'6" x 12'9" (4.13m x 3.90m)

A generous double bedroom with two double glazed windows out to front, picture rails and traditional fireplace.

BEDROOM TWO

13'3" x 12'11" (4.04m x 3.94m)

Another spacious double bedroom with double glazed window out to garden. neutrally decorated with picture rails.

BEDROOM THREE

9'3" x 8'9" (2.84m x 2.68m)

A double bedroom, neutrally decorated with double glazed window out to garden.

BEDROOM FOUR

10'1" x 5'4" (3.08m x 1.64m)

A single bedroom with laminate flooring would make an idea home office. Double glazed window out to front.

SHOWER ROOM

7'8" x 3'7" (2.35m x 1.10m)

An enclosed shower cubicle with glazed sliding door, close coupled wc and basin. White tiled walls with Double glazed window out to garden.

BATHROOM

6'0" x 6'6" plus sink recess (1.85m x 2.00m plus sink recess)

Bath with tiled splashback, close coupled wc, basin behind door recessed into vanity unit.





LOFT ROOM

13'6" x 12'1" plus restricted head space (4.13m x 3.69m plus restricted head space)

The two skylights give much needed light to this versatile space with ample room for living furniture or play room/ office. Eves storage are situated either side of the room.

BASEMENT

18'8" x 8'3" (5.69m x 2.54m)

The basement currently houses the gas meter, would be perfect for additional storage. Given the space available, this could be turned into a usable room.

REAR GARDEN

A generous, west facing, rear garden of mainly laid to lawn, a patio area adjacent to the property ideal for a table and chairs. bushes and shrubs line the side and rear of this garden. A pathway down the side of the property leads to the pedestrian access back to the front.

SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council

Band: E Charges 2021/2022: £2,359.82



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		56	79
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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