



**HOME + CASTLE**  
ESTATE AGENTS

**Home and Castle Estate Agents**  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)

VIEWING HIGHLY  
RECOMMENDED



## St. Johns Drive, Pevensey, BN24 5HX

Freehold | Bungalow - Detached | 2 Bedrooms

\*OIEO £235,000\* This detached bungalow is now in need of full refurbishment and offers a great opportunity to modernise to your own specification and style. It comes with a garage, large plot with gardens and two double bedrooms. It's perfectly positioned in the village of Westham, with train station, shops and amenities all within walking distance. Arrange your viewing to see what this property has to offer.

**FOR SALE  
FREEHOLD  
£235,000**

## Location

The bungalow is situated on the pedestrianised walkway with parking being available behind the property. Westham is a historical village which is serviced by a train station and bus routes. Local amenities, shops and Pevensey Castle are all within walking distance. The village has a Primary school which currently has a 'Good' Ofsted rating and again, is within walking distance of the property. The High Street has an array of independent shops and cafes as well as the local church.

## Approach

The bungalow comes with a large lawn area to the front and side return. A pathway leads to the front door.

## Hallway

Entrance lobby with uPVC glazed door and further door into hallway. Two storage cupboards, one of which houses the boiler and hot water cylinder. Radiator, powerpoints, ceiling light and carpet.

## Cloakroom

Toilet, half height wall tiling, window with obscured glass and ceiling light.

## Bathroom 6'1" x 6'1" (1.86 x 1.86)

Fitted with bath that has a mixer tap and shower attachment. Pedestal basin, radiator, carpet, double glazed window with obscured glass, ceiling light and part tiled walls.

## Bedroom One 13'11" x 11'8" (4.26 x 3.57)

Double glazed window overlooking rear garden. Range of fitted furniture, including wardrobes and dressing table. Carpet, ceiling, light, radiator and powerpoints.

## Living Room 16'6" x 12'6" (5.05 x 3.82)

Large double glazed window to the front aspect, radiator, ceiling and wall lighting. Carpet, fireplace and powerpoints.

## Kitchen 12'6" x 11'11" (3.82 x 3.65)

Fitted with a range of wall and floor units. Space for cooker, washing machine and fridge freezer. Built in larder cupboard, double glazed window overlooking rear garden, vinyl flooring and ceiling light.

## Lean to conservatory

Glazed windows and door to garden.

## Bedroom Two 11'3" x 11'1" (3.43 x 3.4)

Large double glazed window to the front aspect, carpet, radiator, ceiling light and powerpoints.

## Rear Garden

The rear garden has an array of mature shrubs, lawn and patio area. There's also a gate allowing for access as well a door into the garage.

## Garage

Up and over door and a separate personal door.

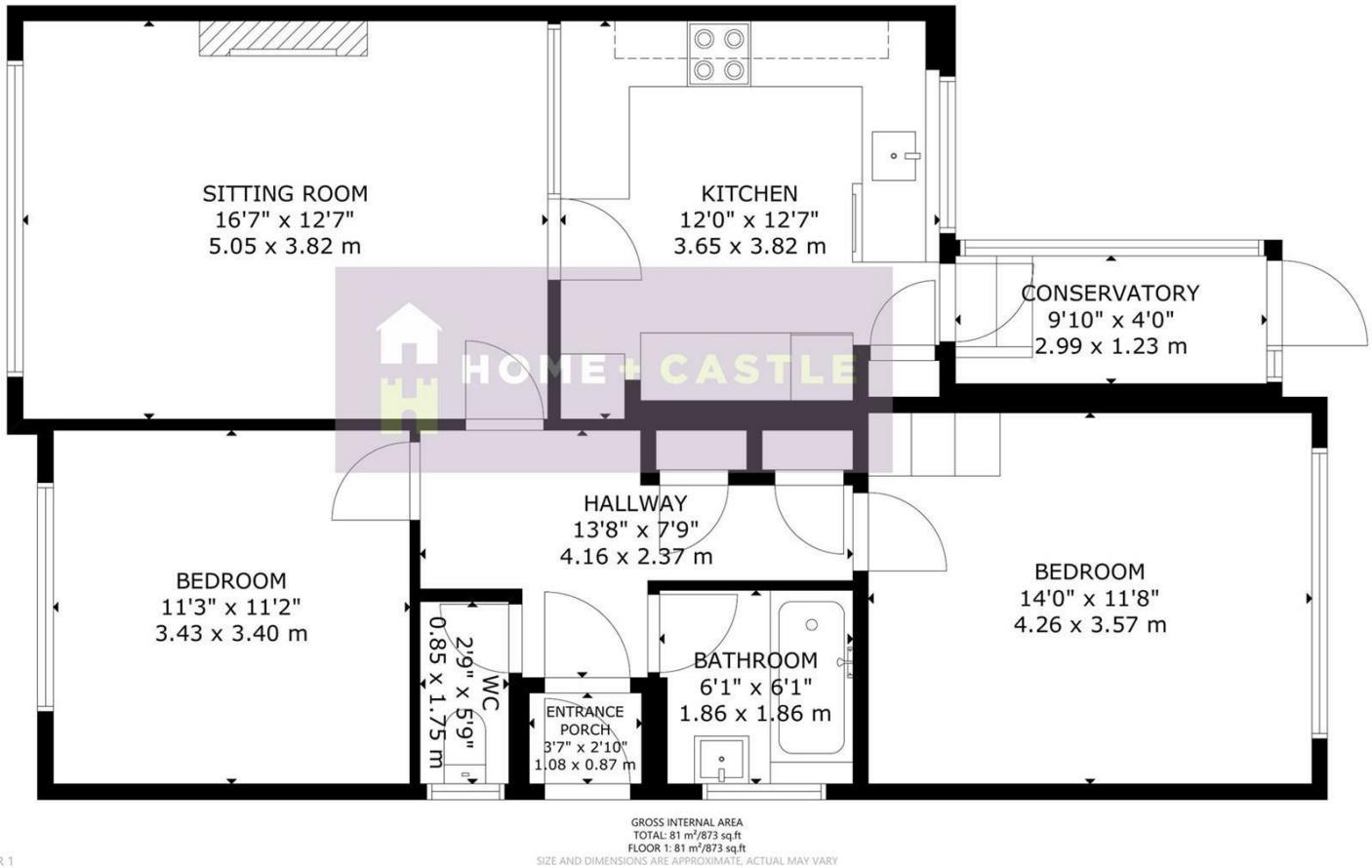
## Additional Information

EPC rating: awaited

Council Tax Band: D

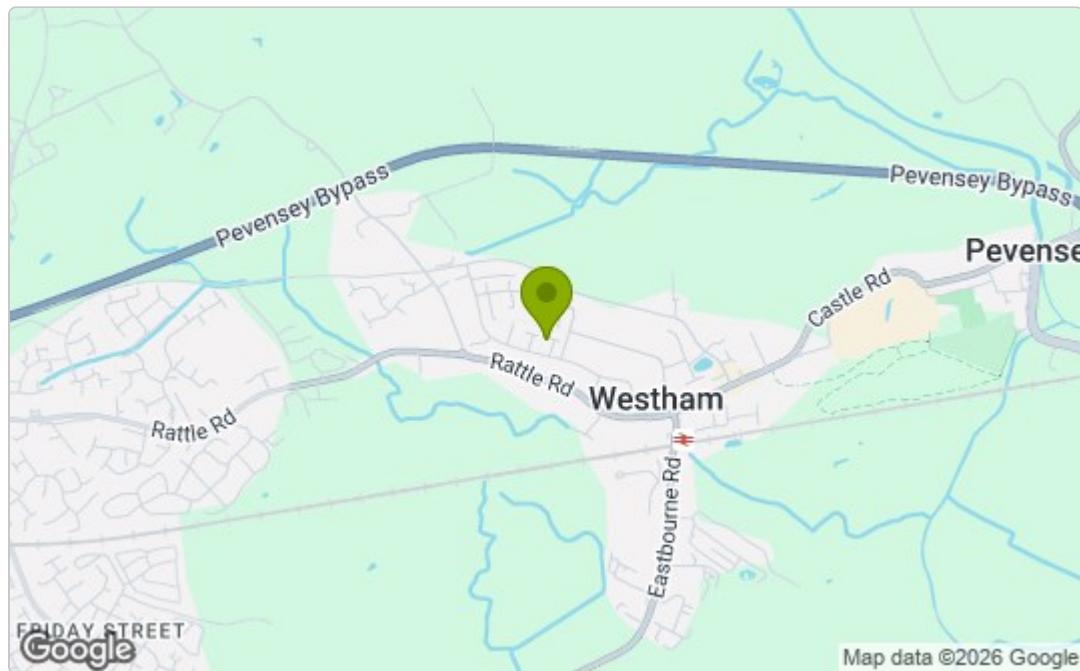
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

## Floor Plan



FLOOR 1

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.