

Valuers, Land & Estate Agents

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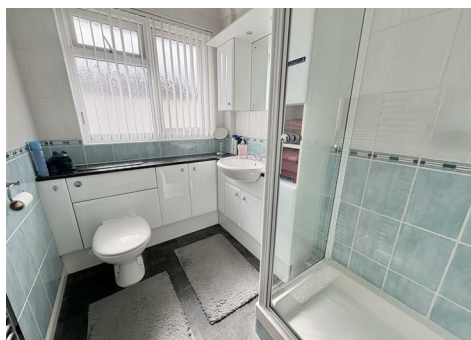
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Taylor Engley



5 Montfort Road, Westham, Pevensey, BN24 5HH

Price £385,000 Freehold

Taylor Engley are pleased to bring to the market this spacious two bedroom detached bungalow, situated in an enviable position, enjoying PLEASANT VIEWS TO REAR. The property features light and airy living accommodation, with a Paula Rose fitted kitchen, 15'11 lounge, two double bedrooms, shower room and a large conservatory to rear. GARAGE * DOUBLE GLAZING * GAS FIRED CENTRAL HEATING * VIEWS * EPC = D



*** PORCH * HALLWAY * LOUNGE * KITCHEN * SHOWER ROOM * TWO DOUBLE BEDROOMS *
CONSERVATORY * GARDENS TO FRONT AND REAR * GARAGE * DRIVEWAY ***

The property is conveniently located being within just a short walk from Westham village, with the Pevensey and Westham railway station and the historic Pevensey Castle to the eastern boundary. Langney shopping centre is approximately one and a half miles distant, whilst Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station is approximately five miles distant.



ENTRANCE PORCH

Door to:

HALLWAY

Radiator, hatch to boarded loft space, with fitted ladder (the boiler is located in the roof space), built-in cupboard.

LOUNGE

15'11" x 11'8" (4.85m x 3.56m)

Large double glazed window enjoying outlook to front, radiator, feature fireplace with inset living flame gas fire.

KITCHEN

13'6" x 10'3" (4.11m x 3.12m)

Fitted with a Paula Rose kitchen comprising a range of white fronted cupboards and drawers, freestanding cooker with electric double oven and gas hob with extractor hood over, worksurfaces, one and a half bowl sink unit, double aspect room with double glazed windows to front and side, space and plumbing for washing machine, space for fridge freezer, glass fronted display cupboards, radiator, Surestop stopcock.

BEDROOM ONE

13'8" x 11'8" (4.17m x 3.56m)

Large double glazed window with outlook to rear, radiator, built-in wardrobe cupboards.

BEDROOM TWO

13'7" x 9'4" (4.14m x 2.84m)

Radiator, patio doors to the conservatory.

CONSERVATORY

22'8" x 6'5" (6.91m x 1.96m)

Double glazed windows enjoying views over the garden to the fields behind, two electric heaters, door to garden.

SHOWER ROOM

8'8" x 5'6" (2.64m x 1.68m)

White suite comprising large shower cubicle with Mira shower unit, W.C, washbasin, range of built-in

cupboards, heated towel rail, double glazed window to side.

GARAGE & DRIVEWAY

Driveway leading to the garage with power and light and door to garden.

GARDEN

The rear garden offers patio and lawned areas, well stocked flower beds, gates to front and rear, timber shed.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band D.

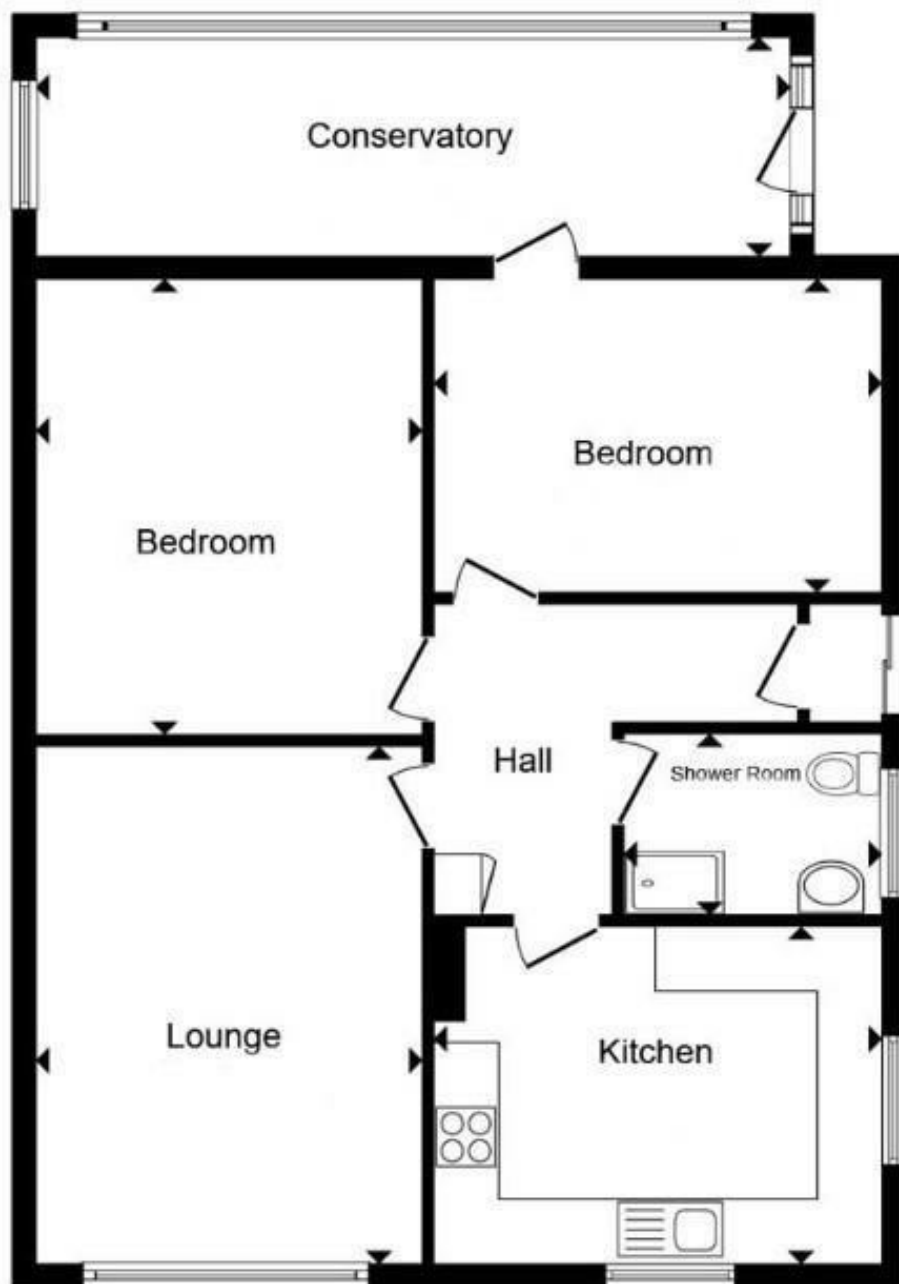
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	84
(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

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.