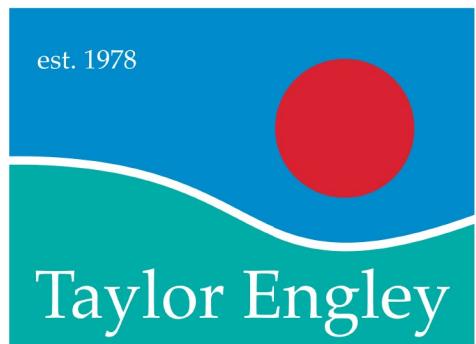


Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



24 Oaklands, Westham, Pevensey, East Sussex, BN24 5AW
Offers In Excess Of £330,000 Freehold

***** UNEXPECTEDLY RE-AVAILABLE ***** An opportunity has arisen to purchase this TWO/THREE BEDROOMED DETACHED BUNGALOW in this favoured Westham location. Although requiring some modernisation and refurbishment, the property does offer gas fired central heating, spacious living room, separate dining room/optional bedroom three with southerly facing rear gardens. Additionally the property offers two garages and driveway parking for several vehicles and is available chain free.



The property is situated in a cul-de-sac within the favoured Oaklands development at Westham, being on the outskirts of the village which has the historic Pevensey castle to the eastern boundary.

The village is approximately three quarters of a mile distant and is served by the Pevensey and Westham railway station. Langney shopping centre is approximately two and a half miles distant whilst Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station is approximately six miles distant.

*** ENTRANCE LOBBY * HALLWAY * LIVING ROOM * SUN ROOM * KITCHEN * DINING ROOM/OPTIONAL BEDROOM THREE * TWO FURTHER BEDROOMS * BATHROOM/WC * TWO GARAGES * DRIVEWAY PARKING * GARDENS TO FRONT SIDE AND REAR * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

ENTANCE HALL

LIVING ROOM

19'8 x 12'8 (5.99m x 3.86m)

With Minster style feature fireplace surround with inset living flame gas fire, double glazed patio doors to sun room, coved ceiling, television point.

SUN ROOM

10'7 x 8'5 (3.23m x 2.57m)

Being part brick and glazed construction with polycarbonate roof.

KITCHEN

9'9 x 8'0 (2.97m x 2.44m)

With a comprehensive range of matching Cherrywood fronted eye and base level units with complimentary moulded worktop surfaces over with inset one and a half bowl stainless steel sink unit with mixer taps. four burner gas hob with adjacent oven and grill, plumbing and space for washing machine and dishwasher, window to front

DINING ROOM/OPTIONAL BEDROOM

THREE

12'5 x 8'9 (3.78m x 2.67m)

With leaded light windows to front, radiator, coved ceiling.

BEDROOM ONE

11'3 x 9'4 (3.43m x 2.84m)

Leaded light windows to front, radiator.

BEDROOM TWO

9'8 x 9'4 (2.95m x 2.84m)

Windows to rear, radiator, built-in double wardrobes.

BATHROOM/WC

7'4 x 6'2 (2.24m x 1.88m)

With a coloured suite comprising panelled bath, vanity hand wash basin, low level wc.

GARAGE ONE

19'3 x 9'8 (5.87m x 2.95m)

With up and over door power and light.

GARAGE TWO

Situated to the left side of the property with up and over door power and light.

DRIVEWAY PARKING

Driveway parking for several vehicles to the front and rear.

GARDENS TO REAR

Attractive southerly facing gardens to rear with large patio area leading to area with shrubs and perennials.

COUNCIL TAX BAND:

Council Tax Band - Wealden District Council Band 'E'

BROADBAND AND MOBILE PHONE

CHECKER:

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

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:

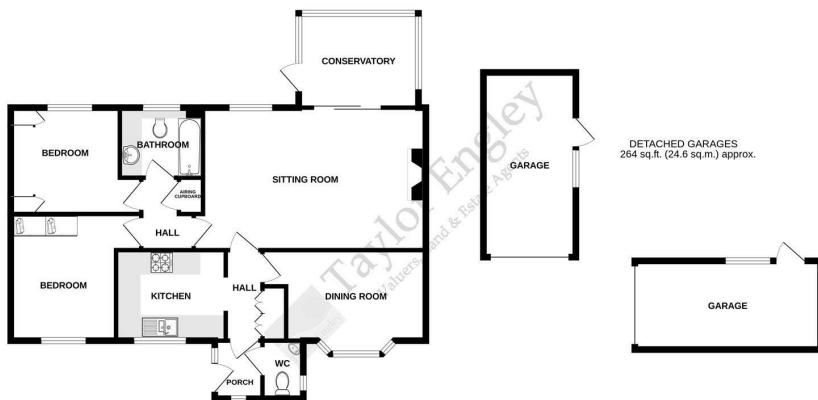
All appointments are to be made through TAYLOR ENGLEY.







GROUND FLOOR
892 sq.ft. (82.8 sq.m.) approx.

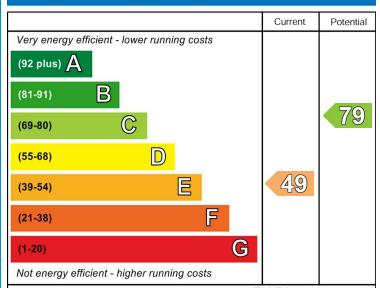


TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.

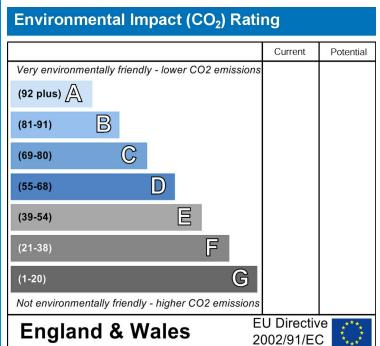
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Homeplan 2002

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL (01323) 440000 Fax: (01323) 440750