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Taylor Engley

<u>36 Pevensey Park Road, Westham, Pevensey, East Sussex, BN24 5HW</u>
<u>Asking Price £385,000 Freehold</u>

An opportunity arises to acquire this EXTENDED TWO BEDROOMED DETACHED BUNGALOW, located in the sought-after village of Westham. The property has been extended to the rear and features a spacious sitting room, separate dining room and a generously sized kitchen/breakfast room. Outside there is amply driveway parking and established gardens with an overall plot extending to approximately 0.15 of an acre. The property is offered to the market chain free. EPC=D.

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. The 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.

*** EXTENDED DETACHED BUNGALOW IN SOUGHT-AFTER WESTHAM VILLAGE * SPACIOUS SITTING ROOM * SEPARATE DINING ROOM * KITCHEN/BREAKFAST ROOM * TWO BEDROOMS * SHOWER ROOM/WC * CLOAKROOM * AMPLE DRIVEWAY PARKING * PLOT OF APPROXIMATELY 0.15 OF AN ACRE * ESTABLISHED GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***

The accommodation
Comprises:

Spacious covered open porch, front door to:

Entrance Hall
Radiator, airing cupboard housing cylinder and shelving, loft hatch to roof space with fitted loft ladder and light.

Cloakroom
Low level wc, wash hand basin set into cabinet, tiled walls, tiled floor, consumer unit, widow to side.

Sitting Room
20'8 x 12'10 (6.30m x 3.91m)
(20'8 x 12'10 plus door recess)
Double aspect room over looking the rear garden, three radiators, down lighters, double doors opening to rear garden.

Study
8'5 x 6'9 (2.57m x 2.06m)
(6'9 extending to 7'10 max)
Internal room with window borrowing light from bedroom 2, radiator, downlighters.

Dining room
12' x 8'10 max (3.66m x 2.69m max)
Fitted unit with display shelving and glazed panels, radiator, window to side, glazed door to:

Kitchen/Breakfast Room
16'1 max x 11'6 max (4.90m max x 3.51m max)
(maximum measurements include the depth of the fitted units)
Range of base and wall mounted cupboards, worktops with inset double drainer stainless steel sink unit, Stoves eye level oven with cupboard over and drawers below, Smeg five burners gas hob, space and plumbing for washing machine, space for dishwasher, radiator, ceiling light and downlighters, tiled floor, outlook to rear and door to side.

Bedroom 1
11'10 max x 10'11 (3.61m max x 3.33m)
(maximum measurements include depth of fitted furniture)
Range of built-in wardrobe cupboards, dressing table, fitted bench seat, outlook to front.

Bedroom 2
8'8 max x 7'10 max (2.64m max x 2.39m max)
('L' shaped room, maximum measurements provided).
Radiator, window to side.

Shower Room
Spacious shower cubicle with Mira shower unit, wash hand basin set into cabinet, low level wc with concealed cistern, heated towel rail, tiled walls, tiled floor, cabinet housing Baxi wall mounted gas fired boiler, spot lights.

Driveway Parking
Driveway parking to the front of the property which extends to the side of the property via double gates.

Front Garden
Having various mature shrubs.

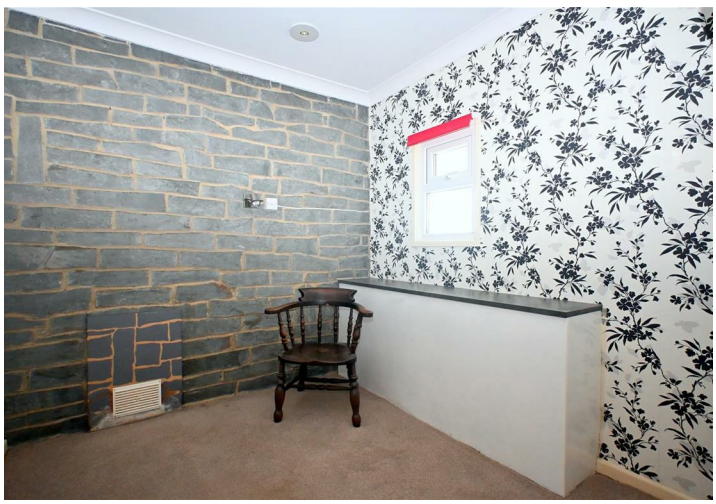
Rear Garden
13'2 x 7'7
Considered to be a feature of the property, having a patio area to the immediate rear, lawned area flanked by established borders with a variety of mature shrubs, Workshop 13'2 x 7'7 (4.01m x 2.31m) with pitched roof, light and power, windows to side, greenhouse, summerhouse, outside tap.

COUNCIL TAX BAND:
Council Tax Band -'D' Wealden District Council.

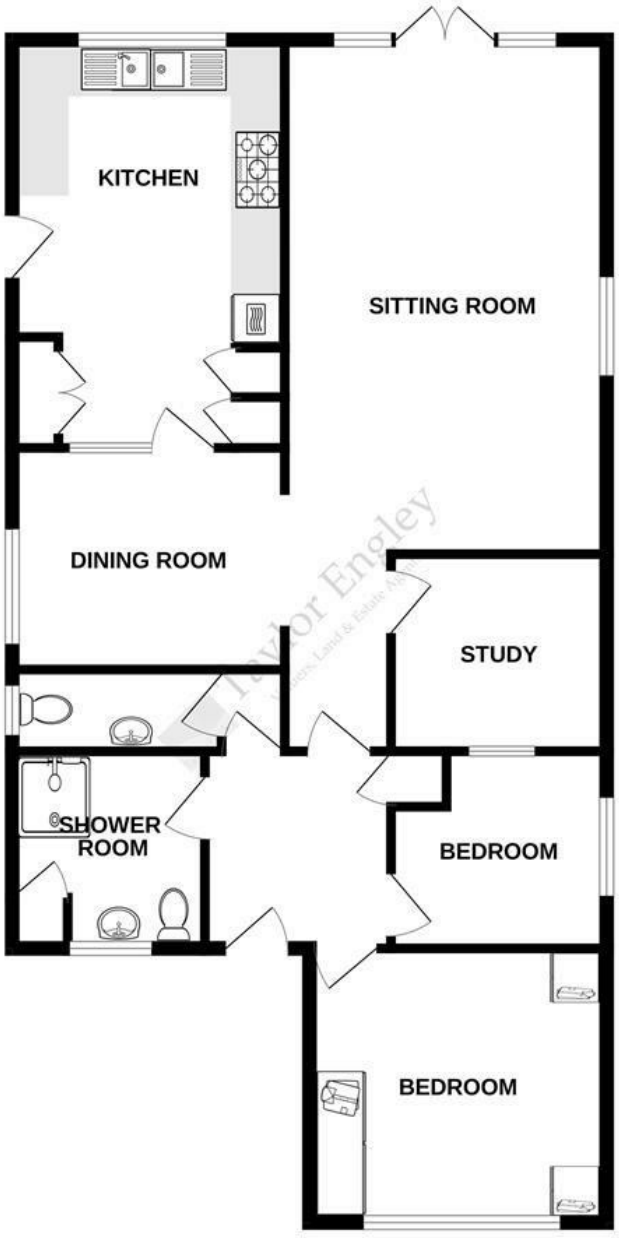
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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 mis-statement. This plan is for illustrative purposes only and should be used as such 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.
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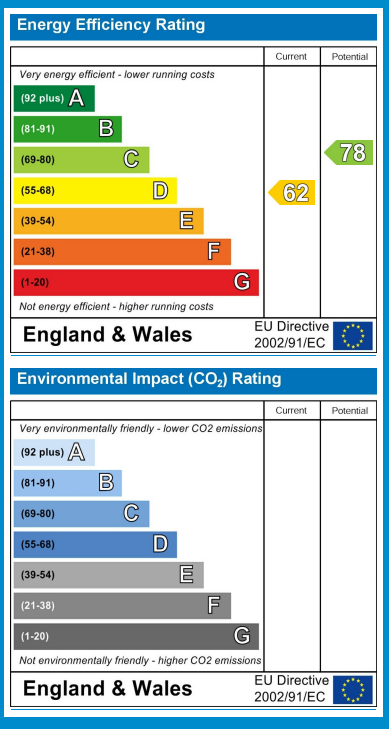

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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