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Taylor Engley

<u>79 St. Johns Drive, Westham, Pevensey, East Sussex, BN24 5JD</u>
<u>Offers In Excess Of £330,000 Freehold</u>

Taylor Engley are pleased to bring to the market this EXCEPTIONAL DETACHED BUNGALOW set in well maintained gardens. The property features an IMPRESSIVE OPEN PLAN KITCHEN AND ORANGERY overlooking the garden, a 16'4" lounge and a modern fitted shower room. SEALED UNIT DOUBLE GLAZING * DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING. EPC = D

*** ENTRANCE HALL * IMPRESSIVE OPENPLAN KITCHEN/ORANGERY * LOUNGE * BEDROOM * SHOWER ROOM * DRIVEWAY * GARDENS ***

The property is conveniently located, being within walking distance to 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.

FRONT DOOR TO:

ENTRANCE HALL
Built-in storage cupboard with hanging rails, hatch to loft space with fitted ladder and light and being part boarded.

OPENPLAN KITCHEN & ORANGERY
23'10" x 20'1" narrowing to 9'9" (7.26m x 6.12m narrowing to 2.97m)

KITCHEN AREA
Fitted with a range of cream gloss fronted cupboards and drawers, integral dishwasher, washing machine and fridge freezer, wooden worksurfaces, one and a half bowl sink unit, cupboard housing the boiler, cooker with extractor hood over, larder cupboard, radiator, double glazed window with outlook to front, wooden flooring.

ORANGERY
Wooden flooring with underfloor heating, ceiling light with fan, windows to front and side overlooking the garden, ceiling lantern.

LOUNGE
16'4" x 15'5" (4.98m x 4.70m)
Double glazed window to side, radiator, feature fireplace with inset electric fire.

BEDROOM
13'3" x 11'2" (4.04m x 3.40m)
A range of built-in cupboards offers hanging and shelf space, airing cupboard housing the hot water cylinder, radiator, French doors to the orangery.

SHOWER ROOM
Suite comprising large walk-in shower, WC, washbasin with cupboards below, double glazed window to front, heated towel rail, extractor fan.

GARDENS
Beautiful well maintaining gardens to either side of the bungalow, offering lawned area, spacious patio, a good variety of mature shrubs, gate to front access, timber summerhouse with electrics and lighting.

DRIVEWAY

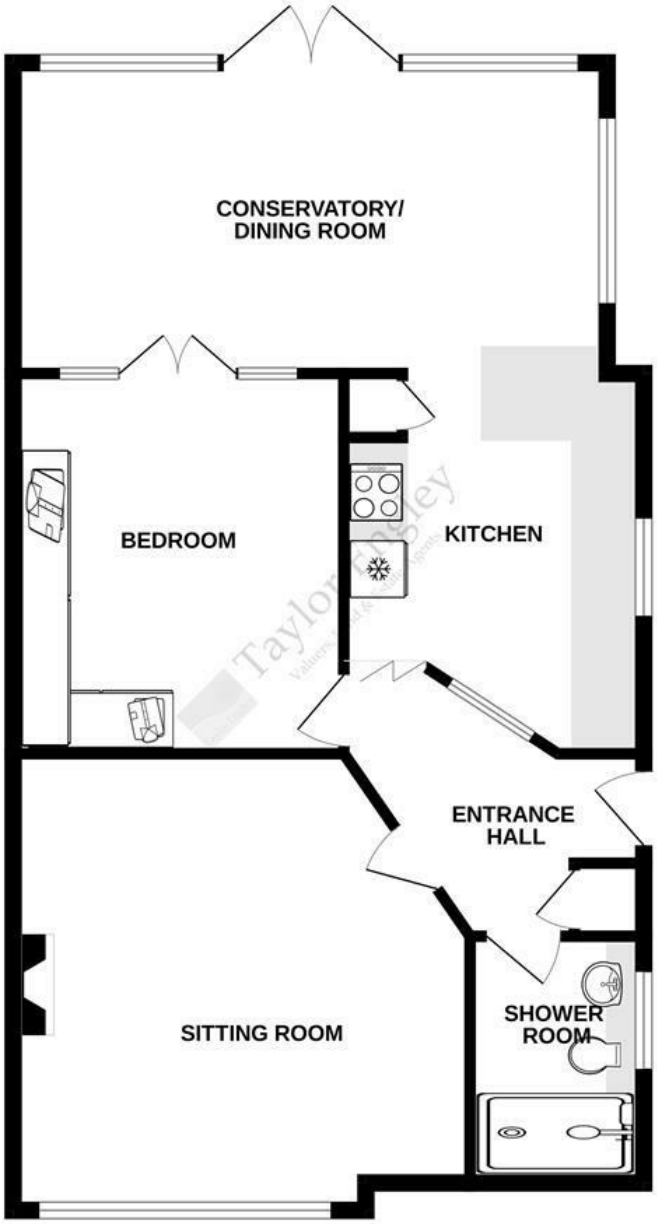
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band C.

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
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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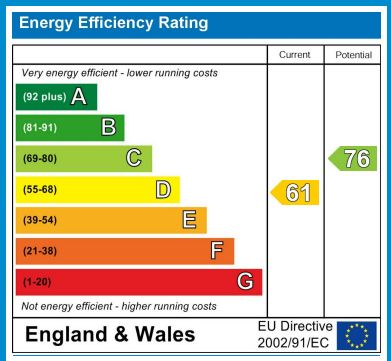

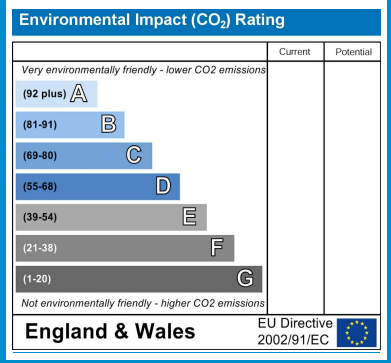

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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