

# HUNT FRAME

ESTATE AGENTS



**11 Oaklands, Pevensey, BN24 5AW**

**£425,000**

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CHAIN FREE. FIVE BEDROOMS, WITH A VERSATILE LAYOUT. Considered ideal for working from home, or for those simply requiring extra space, with a ground floor reception/bedroom with hand basin and en-suite shower.

Situated in sort after Westham, conveniently located within 1/2 mile of the railway station and primary school, as well as local shops, pubs, St. Mary's Church, Pevensey Castle and recreation ground.



## ENTRANCE HALL

Radiator, stairs to first floor.

## LOUNGE

15'10 x 15 max (4.83m x 4.57m max)

Double glazed bay window to front, radiator, exposed brick fire surround, wall light points, under stair cupboard, arch to dining room.

## DINING ROOM

9'4 x 8'6 (2.84m x 2.59m)

Double glazed patio door to rear, radiator.

## KITCHEN/BREAKFAST ROOM

14'8 x 8'6 (4.47m x 2.59m)

Two double glazed windows to rear and double glazed door to side. Fitted with a range of wall and base mounted units with work surfaces and matching breakfast bar. One and a half bowl stainless steel single drainer sink unit, wall mounted gas boiler, electric cooker point, plumbing point for washing machine.

## GROUND FLOOR

### CLOAKROOM

Double glazed window to side, radiator, low level wc, hand basin.

## BEDROOM

### 5/RECEPTION/OFFICE

14'1 x 7'3 (4.29m x 2.21m)

Double glazed window and door to front, radiator, hand basin with vanity unit.

## EN-SUITE SHOWER

Tiled shower enclosure, heated towel rail.

## First floor landing.

Airing cupboard, loft access.

## BEDROOM 1

12'10 x 12'2 (3.91m x 3.71m)

Double glazed window to front, radiator, built in wardrobe.

## BEDROOM 2

11'8 x 9'3 (3.56m x 2.82m)

Double glazed window to rear, radiator.

## BEDROOM 3

14'4 x 8 (4.37m x 2.44m)

Double glazed window to front, radiator, built in wardrobe.

## BEDROOM 4

9'7 x 8'3 (2.92m x 2.51m)

Double glazed window to rear, radiator.

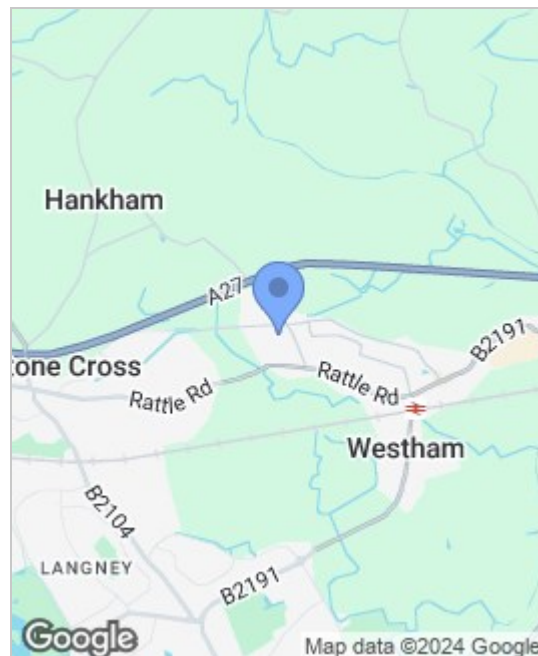
## BATHROOM

Double glazed window to rear, radiator, suite comprising panelled bath with shower and screen, low level wc, hand basin.

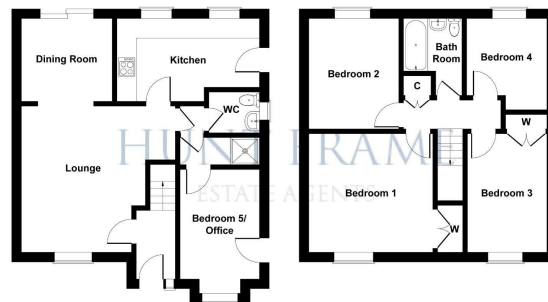
## OUTSIDE

The front garden is block-paved and provides off road parking for four/five cars.

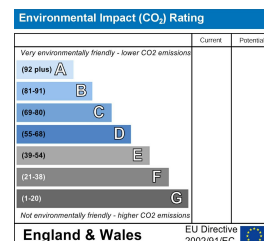
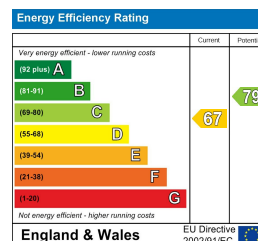
WESTERLY ASPECT rear garden with patio and lawn, gate providing access to driveway.



11 Oaklands



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
For Illustrative.



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