



Pevensey Park Road, Westham, Pevensey BN24 5HW

welcome to

Pevensey Park Road, Westham, Pevensey

Fox & Sons are delighted to present to market this rare opportunity to acquire this beautifully presented three bedroom semi-detached bungalow located in the desirable village of Pevensey, Westham. The property is within walking distance to an array of local shopping facilities, amenities, bus routes, Pevensey, Westham railway station, and is only a short drive to the ever popular Pevensey Bay Beach. The property itself boasts modern and spacious living accommodation throughout comprising three double bedrooms, open plan lounge/ dining room with double doors from both rooms out to the rear garden, modern fitted kitchen and bathroom. Further features include a well maintained rear garden with two large patio seating areas providing the perfect outdoor living space, two storage sheds, a summerhouse and a fully insulated workshop/utility room with electrics and plumbing. Towards the front of the property is a large resin driveway with space for multiple vehicles and viewing comes highly recommended to fully appreciate this wonderful family home! Call us on 01323 735561 to register your interest today!



Entrance Hall

Bedroom One

12' x 11' 9" (3.66m x 3.58m)

Bedroom Two

10' 11" x 10' 4" (3.33m x 3.15m)

Bedroom Three/ Study

10' 6" x 9' 11" (3.20m x 3.02m)

Bathroom

6' 7" x 6' 5" (2.01m x 1.96m)

Kitchen

11' 11" x 9' 5" (3.63m x 2.87m)

Dining Room

14' 1" x 10' (4.29m x 3.05m)

Lounge

15' 5" x 13' 11" (4.70m x 4.24m)

Outside

Workshop/ Utility

Rear Garden

Summerhouse

Two Sheds

Driveway



Total floor area 105.7 m² (1,138 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Pevensey Park Road, Westham, Pevensey

- BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE/ DINING ROOM LEADING TO REAR GARDEN
- BEDROOM THREE/ STUDY
- WELL MAINTAINED REAR GARDEN WITH LARGE PATIO SEATING AREAS & FULLY INSULATED WORKSHOP/ UTILITY WITH ELECTRICS & PLUMBING

Tenure: Freehold EPC Rating: C

guide price

£500,000-£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL110711 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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