

**Castle View Gardens, Westham, Pevensey BN24 5HP** 



#### welcome to

### **Castle View Gardens, Westham Pevensey**

Fox & Sons are delighted to bring to the market this well presented two bedroom semi detached bungalow located in the ever popular village of Pevensey, Westham. The property is within walking distance to Pevensey, Westham railway station and an array of local shopping facilities and amenities in the historic village. The property itself boasts spacious living accommodation throughout consisting of two double bedrooms, lounge, modern fitted kitchen and shower room, and a conservatory overlooking the rear garden. Further features include a well established rear garden with a patio seating area, and access into the garage. Viewing comes highly recommended to fully appreciate this wonderful home!













#### **Entrance Hall**

**Cloakroom Wc** 

**Shower Room** 6' x 5' 9" ( 1.83m x 1.75m )

**Lounge** 16' 3" x 12' 6" ( 4.95m x 3.81m )

**Kitchen** 11' 9" x 11' 7" ( 3.58m x 3.53m )

**Conservatory** 16' 5" x 10' 11" ( 5.00m x 3.33m )

**Bedroom One** 14' x 11' 9" ( 4.27m x 3.58m )

**Bedroom Two** 11' 2" x 10' 11" ( 3.40m x 3.33m )

Outside

**Rear Garden** 

Garage



#### Total floor area 103.9 m<sup>2</sup> (1,118 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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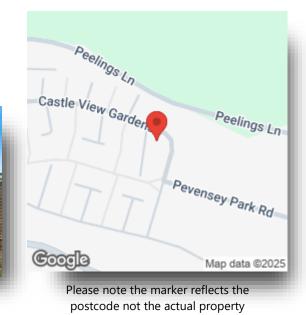
- WELL PRESENTED SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED EYE LEVEL OVEN
- SPACIOUS CONSERVATORY WITH DINING AREA
- LOUNGE WITH FEATURE FIREPLACE
- MODERN FITTED SHOWER ROOM
- WELL ESTABLISHED REAR GARDEN WITH PATIO SEATING AREA & GARAGE ACCESS

Tenure: Freehold EPC Rating: C

# guide price **£310,000-£325,000**







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Property Ref: LGL110821 - 0005 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.

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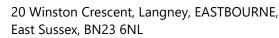
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