



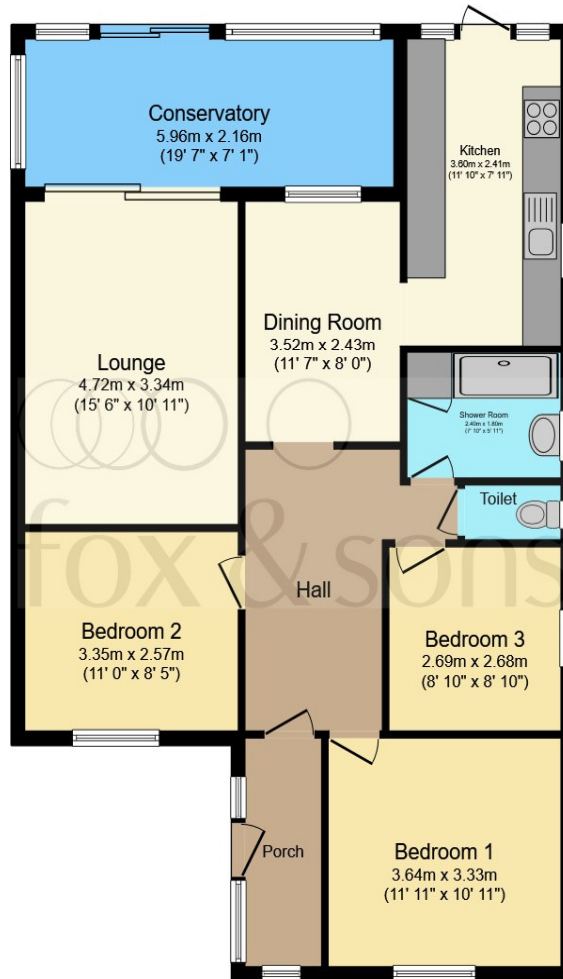
Nevis Peelings Lane, Westham Pevensy BN24 5HG

welcome to

Nevis Peelings Lane, Westham Pevensey

Fox & Sons are delighted to present this spacious, three bedroom detached bungalow, set well back on a large plot. This chain free property has much potential to modernise and extends the property (subject to correct planning). Located near village of Westham with it's range of amenities.





Entrance Porch

Entrance Hall

Lounge

15' 4" x 10' 11" (4.67m x 3.33m)

Dining Room

7' 11" x 11' 6" (2.41m x 3.51m)

Kitchen

12' 6" x 7' 10" (3.81m x 2.39m)

Conservatory

19' 6" x 7' 1" (5.94m x 2.16m)

Bedroom One

11' 10" x 10' 1" (3.61m x 3.07m)

Bedroom Two

10' 11" x 8' 5" (3.33m x 2.57m)

Bedroom Three

8' 9" x 8' 9" (2.67m x 2.67m)

Upstairs W/C

Family Bathroom

Garage

Front And Rear Garden

Total floor area 101.4 m² (1,092 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

welcome to

Nevis Peelings Lane, Westham Pevensey

- Detached, Spacious, Three Bedroom Bungalow
- Situated On A Large Plot Looking Out At Surrounding Farmland
- Conservatory With Gas Central Heating
- Short Walk To Village of Westham/Pevensey
- Range of Local Amenities Including Shops, School and Recreational Grounds

Tenure: Freehold EPC Rating: E

£480,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL110102



Property Ref:
LGL110102 - 0003

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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