



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## £330,000



## 49 St. Johns Drive, Westham, BN24 5HX

\*\*\*GUIDE PRICE £330,000 - £340,000\*\*\*

An extremely spacious Whichello detached bungalow that provides well proportioned accommodation. Enviably situated in Westham within comfortable walking distance of the high street the bungalow is set in lawned gardens to the front and rear and is being sold chain free. Benefits include two double bedrooms, a refitted kitchen, bathroom, separate WC, wonderful lounge and double glazed conservatory to the rear off the kitchen. The rear garden is mainly laid to lawn with access to the garage within is also situated to the rear. Considered to be well presented an internal inspections comes highly recommended.

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Main Features

- Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Double Aspect Kitchen
- Double Glazed Conservatory
- Bathroom
- Separate WC
- Lawn & Patio Rear Garden
- Garage
- CHAIN FREE

Entrance

Door to-

Porch

Light. Tiled flooring. Door to-

Hallway

Carpet. Radiator. Airing cupboard housing hot water cylinder. Further built in cupboard.

Lounge

16'8 x 11'9 (5.08m x 3.58m)

Radiator. Carpet. Feature fireplace with tiled surround and hearth. Coved ceiling. Double glazed window to rear aspect.

Double Aspect Kitchen/Breakfast Room

11'7 x 11'3 (3.53m x 3.43m)

Fitted range of wall and base units, worktops with inset single drainer sink unit and mixer tap. Cooker point. Space for upright fridge freezer. Gas boiler. Space and plumbing for washing machine. Larder cupboard. Tiled flooring. Double glazed window to side and rear aspect. Door to-

Double Glazed Conservatory

10'4 x 7'3 (3.15m x 2.21m)

Tiled flooring. Double glazed windows. Double glazed door to garden.

Bedroom 1

13'4 x 11'1 (4.06m x 3.38m )

Radiator. Carpet. Extensive range of fitted bedroom furniture including wardrobes, chest of drawers and overhead storage. Double glazed window to front aspect.

Bedroom 2

11'8 x 9'10 (3.56m x 3.00m)

Radiator. Carpet. Coved ceiling. Double glazed window to front aspect.

WC

Low level WC. Tiled flooring. Radiator. Double glazed window.

Bathroom

White suite comprising of panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Radiator. Frosted double glazed window.

Outside

The pleasant rear garden provides a high level of seclusion. Mainly laid to lawn there is an area of patio, well spaced flower beds and borders, gated rear access and door to the-

Garage

Remote up and over door.

COUNCIL TAX BAND = D

EPC = D