



15 Pevensey Park Road, Pevensey, BN24 5HW

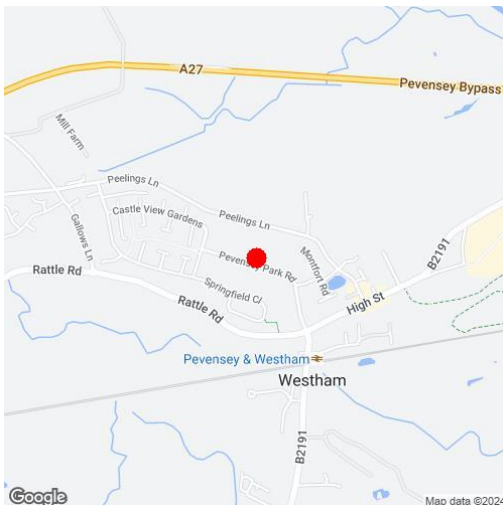
Offers in the Region of £510,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

OFFERS IN THE REGION OF £510,000. An extended and beautifully presented three bedroom semi-detached bungalow nestled within a quiet residential area in the quiet village of Westham close to the historic Pevensey castle. This wonderful property enjoys accommodation comprising entrance hall, spacious sitting room with wood burner and pleasant outlook over rear garden, dining room, modern kitchen with range of work surface with drawers and cupboards under with matching wall units above and with integrated fridge freezer, dishwasher and space for washing machine, three good size bedrooms and modern bathroom with panelled bath, separate shower cubicle, wash hand basin, low level wc, heated towel rail, tiled walls and tiled floor. There is a useful utility room/workshop with power, light and water supply. There is a driveway to the front providing off road parking for two/three vehicles and a particular feature is the secluded rear garden with lawn, variety of plants, shrubs, trees and with shed, summerhouse and further shed with space and plumbing for washing machine and tumble dryer. Additional benefits include double glazing and gas central heating.





### At a Glance:

- Beautifully presented three bedroom bungalow
- Historic Westham village location
- Spacious sitting room
- Modern kitchen
- Dining room
- Modern bathroom
- Utility room/workshop
- Secluded rear garden
- Driveway
- Double glazing and gas central heating

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

15'5" (4.7m) x 13'9" (4.19m)

#### DINING ROOM

13'11" (4.24m) x 9'11" (3.02m)

#### KITCHEN

11'10" (3.61m) x 9'5" (2.87m)

#### BEDROOM 1

14'4" (4.37m) x 10'11" (3.33m)

#### BEDROOM 2

12'10" (3.91m) x 10'1" (3.07m)

#### BEDROOM 3

10'5" (3.18m) x 9'11" (3.02m)

#### BATHROOM

#### OUTSIDE:

#### GARDENS FRONT & REAR

#### DRIVEWAY

for 2/3 vehicles.

#### UTILITY ROOM/WORKSHOP

19'4" (5.89m) x 7'5" (2.26m)

#### COUNCIL TAX:

Band "C"

#### EPC:

"C"





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS Leaper Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)