



**66 Castle View Gardens, Westham, BN24 5HR**

**Price £450,000 | Freehold**

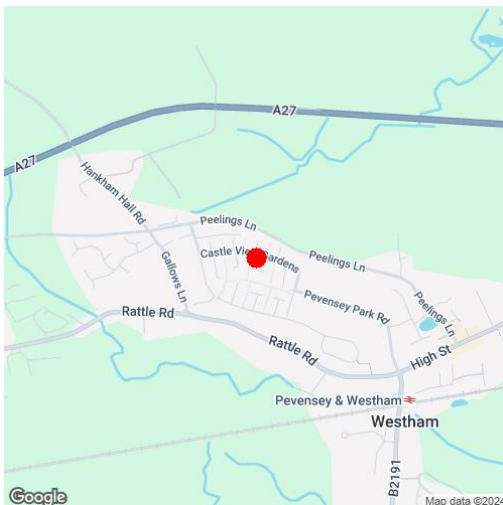
**LS Leaper  
Stanbrook**

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A significantly extended and beautifully appointed detached bungalow with three double bedrooms and two bathrooms enjoying a highly desirable residential location in Westham. The well proportioned accommodation comprises a generous sitting room with archway opening into a superb 21' x 11' extended kitchen/dining room complemented with down lighters. The kitchen area has a comprehensive range of modern wall and base units beneath contoured work surfaces with an integrated washing machine and dishwasher, whilst the dining area has patio doors opening onto the rear garden. Two of the three bedrooms have fitted bedroom furniture and the master has a re-fitted en-suite shower room. An equally well appointed bathroom and separate wc serve the other two bedrooms. The bungalow is set within attractive gardens principally arranged to the rear which enjoys considerable privacy and a sunny westerly aspect. A paved driveway parking space has been created to the side of the bungalow providing additional parking to the detached garage which has been divided in two sections; the partition could be removed if garaging for a larger car was required. Other benefits include gas central heating and sealed unit double glazing, whilst local shopping facilities including a post office and other amenities including Westham railway station are in the immediate vicinity.







### At a Glance:

- Three double bedrooms
- Generous sitting room
- Superb 21' 11" kitchen/dining room
- Two modern bath/shower rooms (one en-suite)
- Delightful secluded rear garden with Large Pergola and Large Electric Sun Canopy
- Garage with electric roller door recently fitted plus parking space
- Beautifully appointed throughout
- Gas central heating & Sealed unit double glazing
- Fenced front garden with an array of shrubs and Arched entrance and sitting area

### Accommodation:

**PORCH**

**HALL**

**CLOAKROOM / WC**

**SITTING ROOM**

15'6" (4.72m) x 12'6" (3.81m) With archway to:

**KITCHEN / DINING ROOM**

21'9" (6.63m) x 11'4" (3.45m)

**BEDROOM 1**

14'0" (4.27m) x 11'8" (3.56m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

11'0" (3.35m) x 11'0" (3.35m)

**BEDROOM 3**

10'9" (3.28m) x 9'10" (3m)

**FAMILY BATHROOM**

**OUTSIDE:**

**GARDENS TO THE FRONT & REAR**

**GARAGE**

Currently divided into 2 sections but partition can be easily removed if garaging for a full size car is required

**OFF-ROAD PARKING SPACE**

**COUNCIL TAX:**

Band 'D'

**EPC:**

'C'



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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