



TOWN RENTALS



☎ 01323 417700



1 Bedroom



1 Reception



1 Bathroom

£1,100 PCM



Hankham Lodge Hankham Hall Road, Westham BN24 5AG

Town Rentals are delighted to offer a newly converted building in the beautifully picturesque semi-rural Hankham area, offering tranquil living. This ground floor flat benefits from a spacious living room, modern bathroom, gas central heating, double glazing, private patio area, additional communal garden, bike store and off street parking. This property is enviably situated close to bus routes, Hankham Primary School whilst being 1 mile from Pevensey & Westham station, local amenities, pubs and Pevensey Castle.

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Main Features

- 1 Bedroom Ground Floor Apartment
- Spacious Living Room
- Modern Kitchen & Bathroom
- Private Patio Area
- Gas Central Heating & Double Glazing
- Communal Gardens, Off Street Parking & Bike Store
- HOLDING DEPOSIT: £253
- AFFORDABILITY CRITERIA: £33,000 PER ANNUM
- COUNCIL TAX BAND: NEW BUILD - BAND NOT YET AVAILABLE
- EPC: B

Entrance

An entrance with elegantly restored character features and door to -

Hallway

With fitted carpet, radiator, entry phone system and doors to -

Living Room

13'10" x 13'3" (4.23 x 4.05)

With fitted carpet, 2 x radiator, boiler cupboard, TV point, window to side aspect, breakfast bar into kitchen and patio door to private patio.

Kitchen

9'3" x 7'3" (2.84 x 2.23)

With LVT flooring, part tiled walls, a range of wall and base units, single drainer sink unit with mixer tap, gas hob, electric oven, cooker hood, space for fridge/freezer, space for washing machine, space for slimline dishwasher and ceiling spotlights.

Bedroom

13'6" x 8'5" (4.12 x 2.58)

With fitted carpet, radiator, TV point and window to front aspect.

Bathroom

With LVT flooring, part tiled walls, basin set in vanity unit with mixer tap, low level WC, bath with mixer tap, wall mounted rainfall shower, additional handheld shower attachment, ceiling spotlights, extractor fan and frosted window to front aspect.

Garden

There is a small private patio area (fencing to separate gardens will be installed later in the year). There are additional communal gardens to the rear of the building.

Outside

There is ample off street parking on a first come first serve basis and communal bicycle storage unit.

Other Information

****Whilst we make every effort to ensure these details are accurate, we are unable to check telephone and TV connection points, inspect loft access or check the working condition of appliances. To a large extent we do rely on the information provided by the landlord. Contractual obligations may require the rent, holding deposit and tenancy deposit to differ in price than what is outlined above****

