



# TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,200 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 private entrance, spacious living room, open plan kitchen, modern bathroom, large conservatory, gas central heating, double glazing, private garden, 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

- 2 Bedroom Ground Floor Apartment
- Open Plan Modern Kitchen
- Modern Bathroom
- Large Conservatory & Private Garden
- Gas Central Heating & Double Glazing
- Communal Gardens, Off Street Parking & Bike Store
- HOLDING DEPOSIT: £276
- AFFORDABILITY CRITERIA: £36,000 PER ANNUM
- COUNCIL TAX BAND: NEW BUILD - RATE NOT YET AVAILABLE
- EPC: C

## Entrance

There is a private entrance into -

## Conservatory

26'11" x 16'4" (8.21 x 4.98)

With fitted carpet,, 2 x radiator, several windows, patio doors to garden and door to -

## Hallway

With fitted carpet, radiator, storage cupboard and doors to -

## Living Room

16'6" x 14'6" (5.04 x 4.43 )

With fitted carpet, TV point, radiator, patio doors to private by garden area and open plan to -

## Kitchen

With wood effect LVT flooring, part tiled walls, 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, ceiling spotlights and window to rear aspect.

## Bedroom 1

14'5" x 9'3" (4.40 x 2.83)

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

## Bedroom 2

7'9" x 5'11" (2.38 x 1.82)

With fitted carpet, radiator, TV point and window into conservatory.

## Bathroom

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

## Garden

Two paved patio areas and walled garden laid to lawn (will be fenced 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\*\***

