



TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,400 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 to first floor maisonette benefits from private entrance, living room with incredible uninterrupted views of The South Downs, open plan kitchen, modern bathroom, gas central heating, double glazing, 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 Pevensy & Westham station, local amenities, pubs and Pevensy Castle.

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Main Features

- 2 Bedroom Maisonette
- Living Room with Stunning Views
- Open Plan Kitchen
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Communal Gardens, Off Street Parking & Bike Store
- HOLDING DEPOSIT: £323
- AFFORDABILITY CRITERIA: £42,000 PER ANNUM
- COUNCIL TAX BAND: NEW BUILD – BAND NOT YET AVAILABLE
- EPC: B

Entrance

A private entrance to the side of the building leading to -

Hallway

With fitted door mat, radiator, stairs leading to first floor with fitted carpet, boiler cupboard, storage cupboard with lighting and doors to -

Living Room

18'2"x 14'0" (5.56x 4.29)

With fitted carpet, radiator, TV point, 2 x window to side aspect, window pane to rear aspect with incredible views of fields and far reaching views of The South Downs and open to -

Kitchen

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, ceiling spotlights and 2 x window to side aspect.

Bedroom 1

18'5" x 8'11" (5.62 x 2.74)

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

Bedroom 2

With fitted carpet, radiator, TV point and Velux window.

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 over, additional handheld shower attachment, chrome heated towel rail, ceiling spotlights, extractor fan and frosted window to side aspect.

Garden

There are 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****

