



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£385,000



## 5 Montfort Road, Westham, Pevensey, BN24 5HH

Ideally located in the heart of the historic village of Westham, this charming two-bedroom detached bungalow is exceptionally well presented and meticulously maintained throughout. Offering versatile and well proportioned accommodation, the property is perfectly suited to couples and families alike. A standout feature is the spacious conservatory, which provides a light filled additional living area overlooking the private rear garden-ideal for relaxing or entertaining. Further benefits include off road parking and a garage, along with a peaceful residential setting with sought-after local schools and a mainline train station close by, making this an excellent choice for both commuters and those seeking village life convenience.

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## Main Features

- Detached Bungalow
- 2 Bedroom
- Lounge
- Kitchen
- Shower Room/WC
- Double Glazed Conservatory
- Lawned Rear Garden
- Driveway
- Garage
- CHAIN FREE

### Entrance

Double glazed front door to-

### Porch

Inner door to-

### Hallway

Radiator. Cupboard. Loft access (not inspected).

### Lounge/Diner

15'10 x 11'9 (4.83m x 3.58m)

Radiator. Feature fireplace. Double glazed window to front aspect.

### Kitchen

13'7 x 10'3 (4.14m x 3.12m)

Range of floor and wall units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Space and plumbing for washing machine. Space for freestanding cooker and fridge freezer. Fully tiled walls. Tiled floor. Double glazed window to front and side aspects.

### Bedroom 1

13'9 x 11'9 (4.19m x 3.58m)

Radiator. Fitted wardrobe. Double glazed window to rear aspect.

### Bedroom 2

13'9 x 9'5 (4.19m x 2.87m)

Radiator. Double glazed siding door to-

### Conservatory

21'11 x 6'6 (6.68m x 1.98m)

Two electric heaters. Tiled flooring. Double glazed windows to three sides. Double glazed door to garden.

### Shower Room

White suite comprising of double shower cubicle. Low level WC. Vanity unit with inset wash hand basin with mixer tap. Heated towel rail. Fitted cupboards with complementary surfaces.

### Outside

The rear garden is laid to lawn and patio with direct views of the countryside and gated side access.

### Parking

A driveway to the side of the property provides off road parking and access to the-

### Garage

Up and over door. Light and power. Door to garden.

EPC = D

COUNCIL TAX BAND = D