



TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,500 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 private entrance, living room with open plan kitchen, modern bathroom, gas central heating, double glazing, private patio and 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 Kitchen
- Modern Bathroom
- Private Patio & Garden
- Gas Central Heating & Double Glazing
- Communal Gardens, Off Street Parking & Bike Store
- HOLDING DEPOSIT: £346
- AFFORDABILITY CRITERIA: £45,000 PER ANNUM
- COUNCIL TAX BAND: NEW BUILD – BAND NOT YET AVAILABLE
- EPC: B

Entrance

There is a private entrance to the side of the building leading to -

Vestibule

With fitted door mat, radiator and door to -

Living Room

17'0" x 10'4" into 8'2" x 8'1" (5.20 x 3.16 into 2.51 x 2.48)

With fitted carpet, TV point, 2 x radiator, large storage cupboard, window to side aspect, window to rear aspect, patio doors to private garden area and open 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 side aspect.

Hallway

With fitted carpet, radiator and doors to -

Bedroom 1

13'7" x 12'7" (4.15 x 3.84)

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

Bedroom 2

12'5" x 9'2" (3.79 x 2.80)

With fitted carpet, radiator, TV point and window to side 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 over, additional handheld shower attachment, ceiling spotlights, extractor fan and frosted window to side aspect.

Garden

A large paved patio area and garden laid to lawn (fencing to separate gardens will be completed 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****

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	