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 private entrance, living room with 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 Pevensey & Westham station, local amenities, pubs and Pevensey Castle.

www.town-property.com info@town-rentals.com

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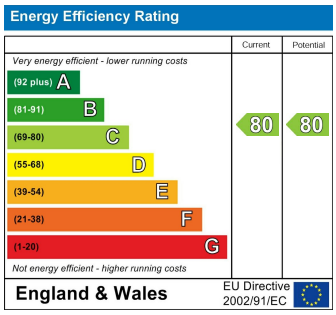
Main Features

- 2 Bedroom Ground Floor Flat
- Private Entrance
- Open Plan Kitchen
- Modern Bathroom
- 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 - BAND NOT YET AVAILABLE
- EPC: C



Entrance
A private entrance with outside light leading to -

Hallway
With fitted door mat, fitted carpet, radiator and doors to -

Living Room
18'2" x 13'9" (5.54 x 4.20)
With fitted carpet, radiator, boiler cupboard, TV point, window to front aspect 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 and ceiling spotlights.

Bedroom 1
14'5" x 12'0" (4.41 x 3.67)
With fitted carpet, radiator, TV point and windows to side aspect.

Bedroom 2
12'3" x 6'4" (3.75 x 1.95)
With fitted carpet, radiator, TV point and windows 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 shower over, additional handheld shower attachment, ceiling spotlights, extractor fan and frosted window to front 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
SEWERAGE WILL BE CHARGED QUARTERLY (NOVEMBER, FEBRUARY, MAY & AUGUST) AND THE TENANT(S) WILL BE INVOICED ACCORDINGLY

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