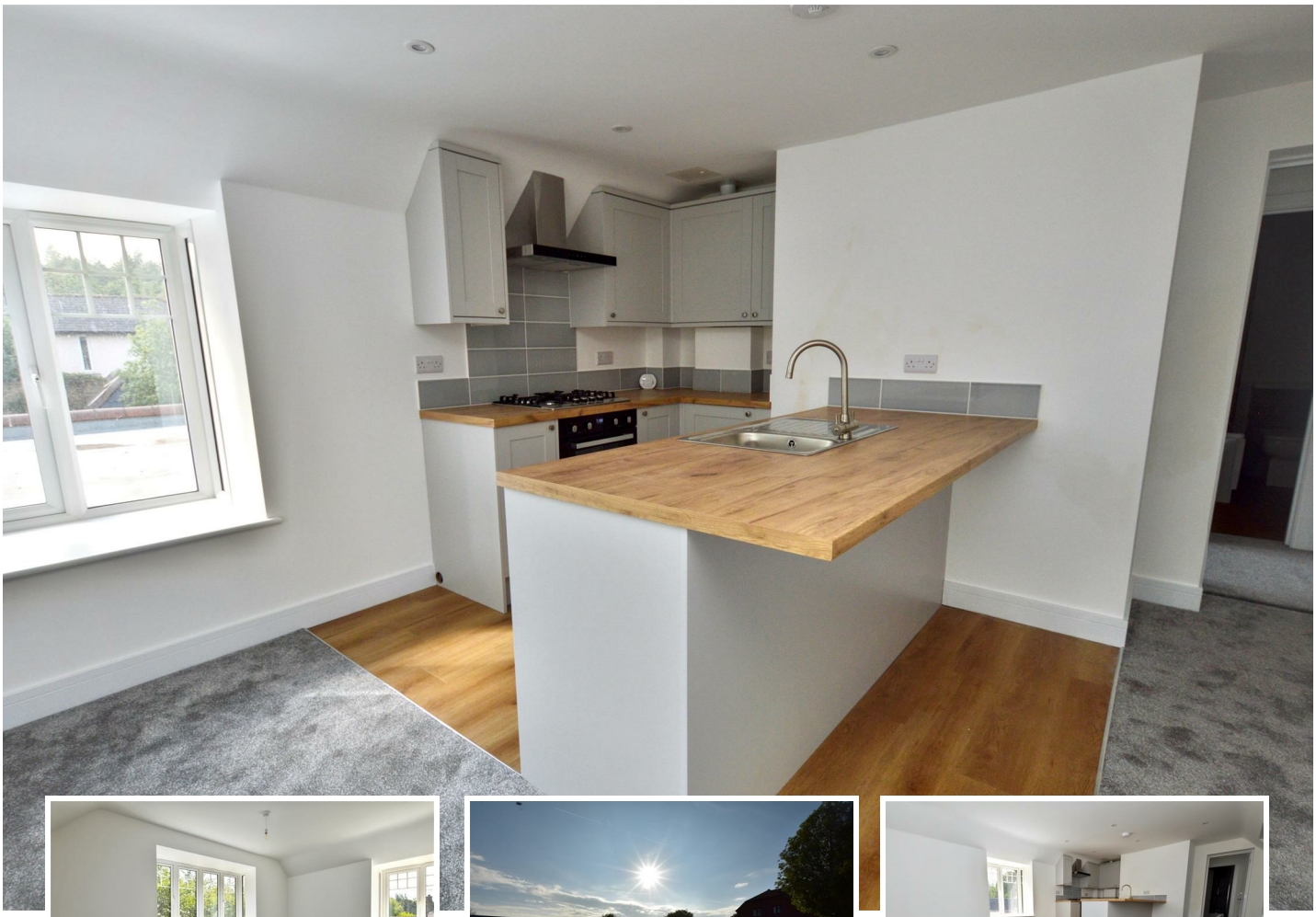
TOWN RENTALS

01323 417700

2 Bedroom | 1 Reception | 1 Bathroom

£1,200 PCM









Hankham Lodge Hankham Hall Road, Westham BN24 5AG

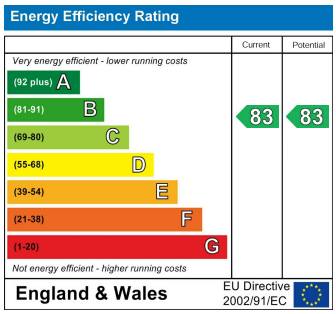
Town Rentals are delighted to offer a newly converted building in the beautifully picturesque semi-rural Hankham area, offering tranquil living. This first floor flat benefits from a dual aspect living room with views of fields, open plan kitchen with breakfast bar, modern bathroom, gas central heating, 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.

Hankham Lodge Hankham Hall Road, Westham BN24 5AG

£1,200 PCM

Main Features

- 2 Bedroom First Floor Flat
- Dual Aspect Living Room with Views
- Open Plan Kitchen
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Communal Gardens, Off Street Parking & Bike Store
- HOLDING DEPOSIT: £276
- AFFORDABILITY CRITERIA: £37,500 PER ANNUM
- COUNCIL TAX BAND: NEW BUILD - BAND NOT YET AVAILABLE
- EPC: B



Entrance
An entrance with elegantly restored character features and leading to first floor landing with door to -

Hallway
With fitted carpet, radiator, entry phone system, storage cupboard with lighting and doors to -

Living Room
18'6" x 13'10" (5.65 x 4.23)
With fitted carpet, radiator, TV point, window to front aspect with stunning views over the fields, window to side aspect and open plan 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, breakfast bar and ceiling spotlights.

Bedroom 1
13'6" x 9'9" (4.14 x 2.98)
With fitted carpet, radiator, TV point and window to front aspect with stunning views over fields.

Inner Hallway
Leading from kitchen with fitted carpet and doors to -

Bedroom 2
13'4" x 8'6" (4.07 x 2.61)
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, chrome heated towel rail, ceiling spotlights and extractor fan.

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