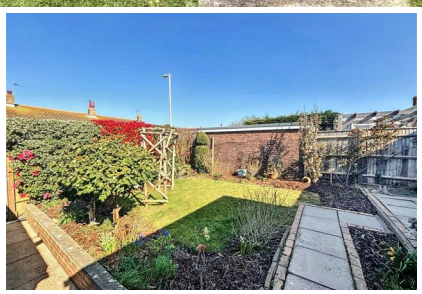
TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£340,000



49 St. Johns Drive, Westham, BN24 5HX

An extremely spacious Whichello detached bungalow that provides well proportioned accommodation. Enviably situated in Westham within comfortable walking distance of the high street the bungalow is set in lawned gardens to the front and rear and is being sold chain free. Benefits include two double bedrooms, a refitted kitchen, bathroom, separate WC, wonderful lounge and double glazed conservatory to the rear off the kitchen. The rear garden is mainly laid to lawn with access to the garage within is also situated to the rear. Considered to be well presented an internal inspections comes highly recommended.

Freehold

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Main Features

- Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Double Aspect Kitchen
- Double Glazed Conservatory
- Bathroom
- Separate WC
- Lawn & Patio Rear Garden
- Garage
- CHAIN FREE

Entrance
Door to-

Porch
Light. Tiled flooring. Door to-

Hallway
Carpet. Radiator. Airing cupboard housing hot water cylinder. Further built in cupboard.

Lounge
16'8 x 11'9 (5.08m x 3.58m)
Radiator. Carpet. Feature fireplace with tiled surround and hearth. Coved ceiling. Double glazed window to rear aspect.

Double Aspect Kitchen/Breakfast Room
11'7 x 11'3 (3.53m x 3.43m)
Fitted range of wall and base units, worktops with inset single drainer sink unit and mixer tap. Cooker point. Space for upright fridge freezer. Gas boiler. Space and plumbing for washing machine. Larder cupboard. Tiled flooring. Double glazed window to side and rear aspect. Door to-

Double Glazed Conservatory
10'4 x 7'3 (3.15m x 2.21m)
Tiled flooring. Double glazed windows. Double glazed door to garden.

Bedroom 1
13'4 x 11'1 (4.06m x 3.38m)
Radiator. Carpet. Extensive range of fitted bedroom furniture including wardrobes, chest of drawers and overhead storage. Double glazed window to front aspect.

Bedroom 2
11'8 x 9'10 (3.56m x 3.00m)
Radiator. Carpet. Coved ceiling. Double glazed window to front aspect.

WC
Low level WC. Tiled flooring. Radiator. Double glazed window.

Bathroom
White suite comprising of panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Radiator. Frosted double glazed window.

Outside
The pleasant rear garden provides a high level of seclusion. Mainly laid to lawn there is an area of patio, well spaced flower beds and borders, gated rear access and door to the-

Garage
Remote up and over door.

COUNCIL TAX BAND = D

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.