



**HOME + CASTLE**  
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## Pebble Road, Pevensey Bay, BN24

Freehold | House - Detached | 5 Bedrooms

Very rarely does a property become available for sale like Edenhurst. Tucked away at the end of its own long driveway, in an exclusive private road and occupying one of the finest beach front locations in the area, Edenhurst really is a special home.

Occupying a sizeable plot on level ground, and commanding spectacular sea views across the English Channel, this most impressive home offers 4 First Floor Bedrooms including a magnificent Master Bedroom with En-Suite, Walk in Dressing Room and Large Private Sun Terrace, as well as a Ground Floor Bedroom also with En-Suite.

Benefits from 3 Reception Rooms including a 17'10 x 12'5 Living Room, 12'6 x 9'8 Dining Room and a 13'4 x 7'9 Sun Room plus a 15'3 x

**FOR SALE**  
**FREEHOLD**  
**£950,000**

### Entrance Hall

Impressive central bannister staircase leading to first floor, thermostat control.

### Living Room 17'11" x 12'5" (5.46m x 3.78m)

feature Minster fireplace housing coal effect fire, two radiators, tv point, sealed unit double glazed window to rear allowing superb sea views

### Dining Room 12'7" x 10'10" (3.84m x 3.30m)

Radiator, sealed unit double glazed window to rear allowing superb sea views

### Extra Reception/Bedroom 12'7" x 9'9" (3.84m x 2.97m)

Radiator, door to Sun Room, door to

### Ensuite Shower Room

Walk in shower cubicle, vanity unit incorporating wash hand basin with storage cupboards and display shelving, low level w/c with concealed cistern, chrome heated towel rail, sealed unit double glazed window

### Sun Room 13'5" x 7'10" (4.09m x 2.39m)

Radiator, sealed unit double glazed window ot side, sealed unit double glazed sliding patio doors to rear garden and allowing superb sea views

### Kitchen Diner 15'3" x 11'3" (4.65m x 3.43m)

A comprehensive range of modern fitted wall and floor units including glass display cabinets and plate racks , Granite effect work surfaces incorporating inst stainless steel one and half bowl sink, built in double electric oven and inset gas hob with extractor hood above, integrated dish washer, integrated fridge, telephone point, sealed unit double glazed window to front.

### Utility Room 8'10" x 7'9" (2.69m x 2.36m)

fitted work top with space and plumbing for washing machine under, space and point for upright fridge/freezer, vanity wash hand basin, wall mounted gas boiler, built in airing cupboard housing hot water cylinder, sealed unit double glazed door to side passageway allowing access to front and rear

Bannister staircase leads to galleried landing with sealed unit double glazed window to front, built in storage cupboard, access to loft

### Master Bedroom 13'3" x 12'6" (4.04m x 3.81m)

two radiators, walk in Dressing Room, sealed unit double glazed doors out to large private balcony allowing superb elevated sea views across The English Channel, door to

En-Suite Shower Room - (fully tiled walls and flooring) modern fitted suite comprising large walk in shower cubicle, vanity unit incorporating wash hand basin, low level w/c with concealed cistern, fitted cupboard units, chrome heated towel rail, radiator, Velux window to rear

### Bedroom 2 11'9" x 11'2" (3.58m x 3.40m)

Radiator, sealed unit double glazed window to front

### Bedroom 3 12'5" x 7'6" (3.78m x 2.29m)

Radiator, Velux window to rear allowing sea views

### Bedroom 4 9'3" x 6'11" (2.82m x 2.11m)

Radiator, sealed unit double glazed window to front allowing distant views across Pevensey Marshes.

### Family Bathroom

Modern suite comprising panelled bath with mixer tap and shower attachment, vanity unit incorporating wash hand basin, low level w/c with concealed cistern, chrome heated towel rail, sealed unit double glazed window

### Outside

Front - long private driveway gives access to the front of the property with an attractive parking area allowing parking for several vehicles and flanked by raised flower beds containing a colourful variety of mature plants and shrubs, separate lawned area, large timber shed access along both sides to rear garden and beach.

### Detached Garage

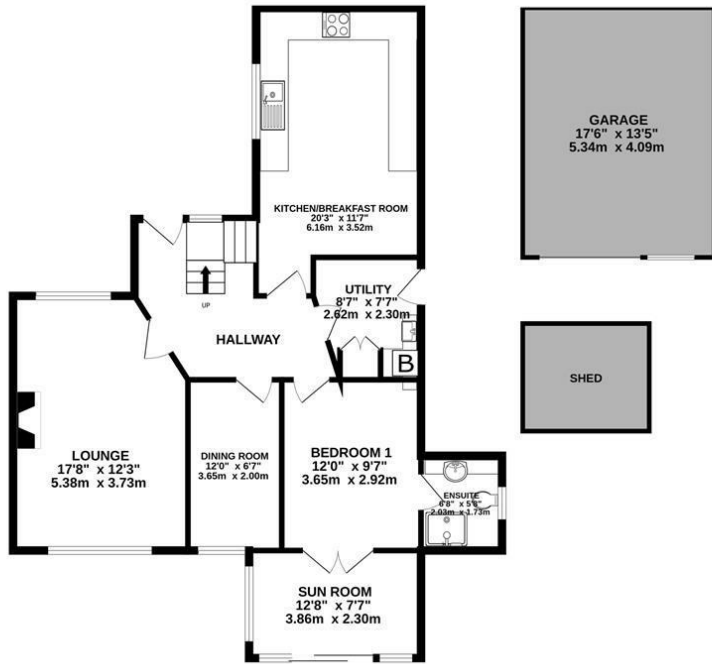
Remote up and over door, power and light connected.

### Garden

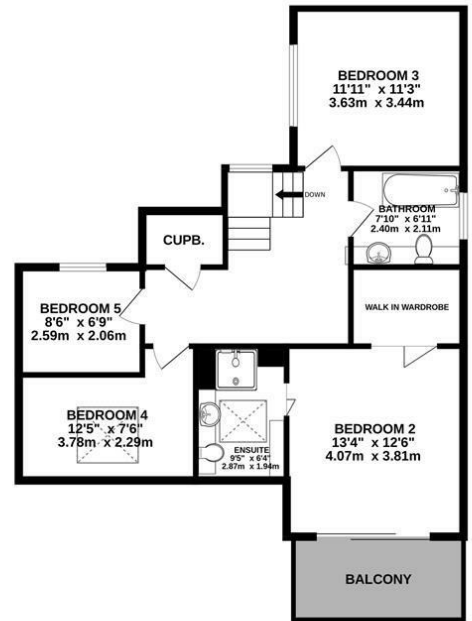
Approx 65'x 60' a particular feature being mostly laid to lawn flanked with attractive well stocked flower beds containing a colourful variety of mature shrubs and plants, large patio area, footpath leading to gate and access to private beach to mean high water mark

# Floor Plan

GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.

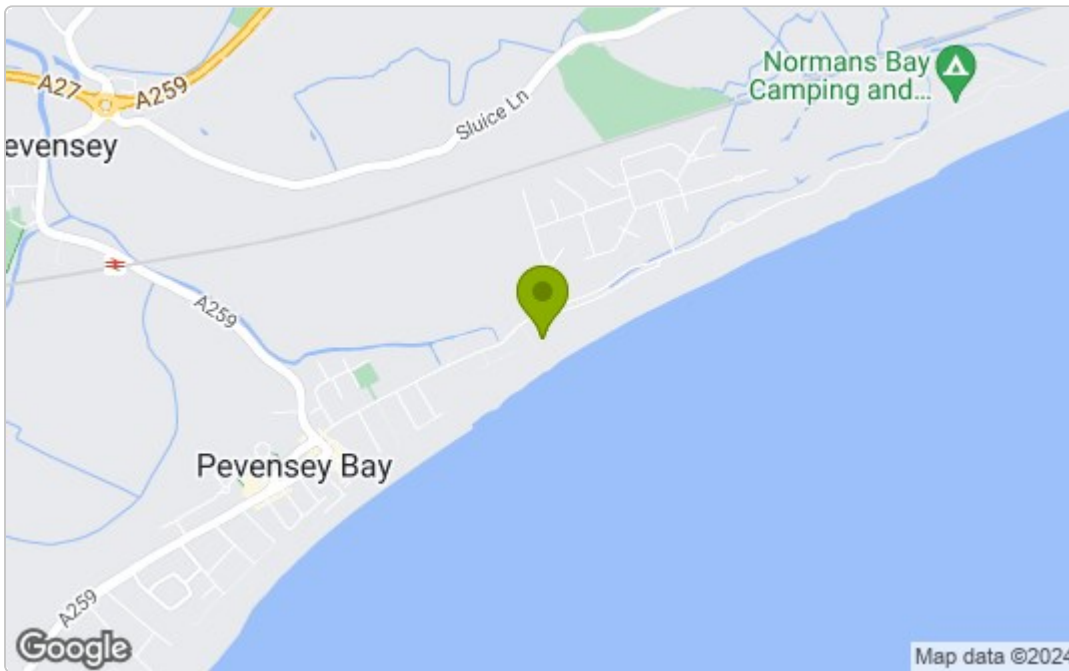


5 BEDROOM DETACHED WITH SEA VIEWS

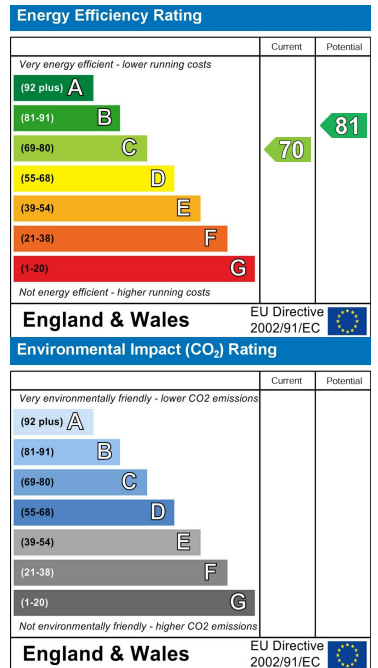
TOTAL FLOOR AREA : 1809 sq.ft. (168.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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