



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Arun Close, Pevensey, BN24 5PP

4 Bedroom Detached House

Home + Castle are pleased to advertise this beautiful, immaculately presented 4 Bedroom, detached home which has been completely refurbished to a very high specification by the current owners since purchasing in 2007. Features include stylish contemporary kitchen with integrated appliances and separate utility area. 4 Bedrooms with ensuite shower to the main, lounge, separate dining room and landscaped garden with patios to the rear. Garage and off-road parking for 2 - 3 cars.

**FOR SALE**  
**FREEHOLD**  
**£525,000**

## Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

## Approach

Driveway offering parking for 2 - 3 cars. Mature hedging providing privacy and borders covered with decorative stone, ideal for planting or pots. Gate to side, providing access to rear garden.

## Entrance Porch 4'1" x 2'10" (1.24m x 0.86m)

Half glazed uPVC door to porch. Light oak effect laminate block flooring. uPVC door to

## Hallway 20'10" x 7'2" (6.35m x 2.18m)

Light oak effect click flooring, cupboard for coats and shoes, radiator, pendant light and coved ceiling. Glazed doors to all rooms plus door to integral garage.

## Lounge 19'3" x 12'4" (5.87m x 3.76m)

Dual aspect, with double glazed windows fitted with plantation blinds, to the front and side aspects. Stone feature fireplace with gas coal effect fire. Carpet, radiator, power points, phone point, fitted lights, coved ceiling, fully glazed door to

## Dining Room 11'9" x 8'11" (3.58m x 2.72m)

Double glazed bifold doors to garden fitted with plantation blinds, radiator, carpet, pendant light and power points,

## Kitchen 12'10" x 9'2" (3.91m x 2.79m)

Contemporary style, with range of base & wall units, drawers and plenty of work surfaces. Breakfast bar area, Integrated dishwasher, Neff double oven, grill and Lamona microwave, Neff gas hob with Lamona extractor hood above, plenty of power points, dual aspect double glazed windows and radiator. Ceiling lighting, under-cupboard lighting and also decorative plinth lighting at base of the units. Light oak effect click flooring. Opens to

## Utility Area 7'3" x 5'7" (2.21m x 1.70m)

Integrated Neff washing machine, space for fridge freezer, integrated wine cooler, inset sink with mixer tap. Base and wall units with work surfaces, fitted lights, power points, double glazed window and door to garden. Light oak effect click flooring.

## WC 6'8" x 3'3" (2.03m x 0.99m)

High quality wood effect vinyl flooring, WC, sink with vanity unit, radiator, opaque double glazed window, fitted light. Towel rail and toilet roll holder.

## Stairs from Hallway to 1st Floor

Stairs to first floor with double glazed window to side of property.

## Landing 9'6" x 5'11" (2.90m x 1.80m)

Access to loft with power and lighting, fully insulated and boarded with a ladder. Power points and pendant lighting, fitted smoke alarm. Radiator, airing cupboard housing water tank. Carpet.

## Bedroom 1 16'2" x 14'2" (4.93m x 4.32m)

Dual aspect with double glazed windows to the front and side aspect. Fitted plantation blinds. Built in wardrobes and cupboards. Carpet, power points, pendant lighting and coved ceiling. Door to

## Ensuite Shower Room 8'8" x 6'9" (2.64m x 2.06m)

Walk in shower with fitted Aqualisa shower, sink with vanity unit, WC, extractor fan, down lights, ladder style radiator. High quality wood effect vinyl flooring and opaque double glazed window with fitted plantation blind.

## Bedroom 2 15'5" x 8'7" (4.70m x 2.62m)

Dual aspect with double glazed window to rear aspect and smaller one to the side. Radiator, carpet, coved ceiling, power points and pendant lighting.

## Bedroom 3/Study 10'4" x 6'10" (3.15m x 2.08m )

Currently being used as a study. Double glazed window to the rear aspect. Carpet, radiator, coved ceiling, power points and pendant lighting,

## Bedroom 4 10'4" x 9'1" (3.15m x 2.77m )

Double glazed window to the rear aspect. Built in wardrobes, carpet, coved ceiling, power points and pendant lighting.

## Shower Room 8'8" x 5'6" (2.64m x 1.68m)

Double shower with chrome attachments, WC, sink with vanity unit, wall cabinet, ladder style radiator, high quality wood effect vinyl flooring and double glazed window to side of property. Down lights and extractor fan.

## Integral Garage 17'8" x 8'4" (5.38m x 2.54m )

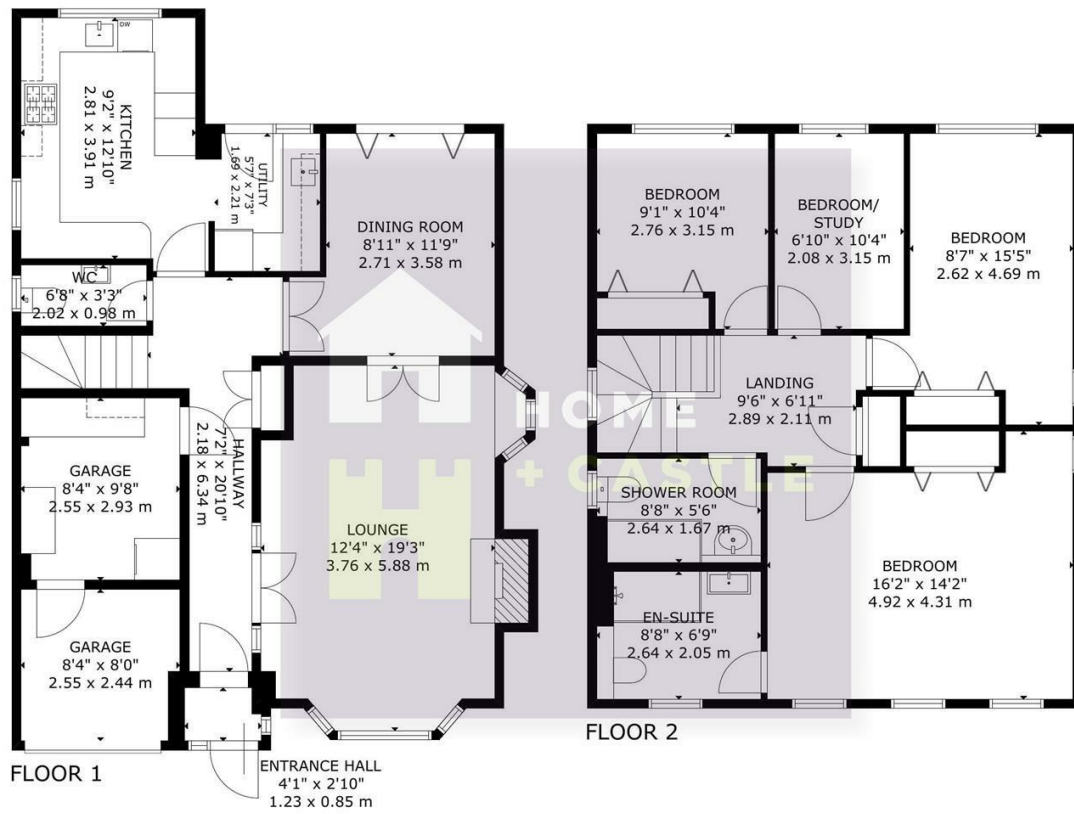
The garage has been divided in two, providing an extra utility type area for additional appliances and includes a range of base, wall and drawer units with fitted work surfaces. Wall mounted Worcester boiler, power points and fluorescent lighting, door to front area of the garage with up and over door, fluorescent lighting and power points.

## Rear Garden

A private and secluded garden which has been extensively and thoughtfully landscaped. Spacious main patio area with Indian stone. Steps down to the garden, a second patio, plus a BBQ area.

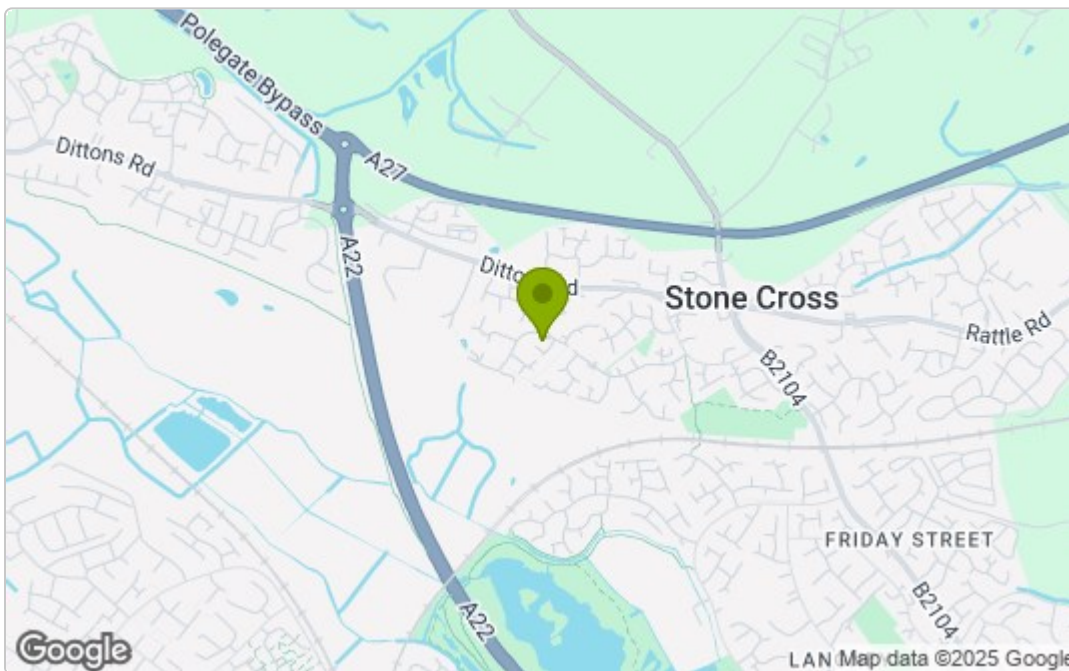
Lawn with flower and mature shrub borders, rockery, outside tap and side gate to the front of the property. Outside solar lighting to the fencing and wall. Electric lighting to the patio and BBQ area.

# Floor Plan

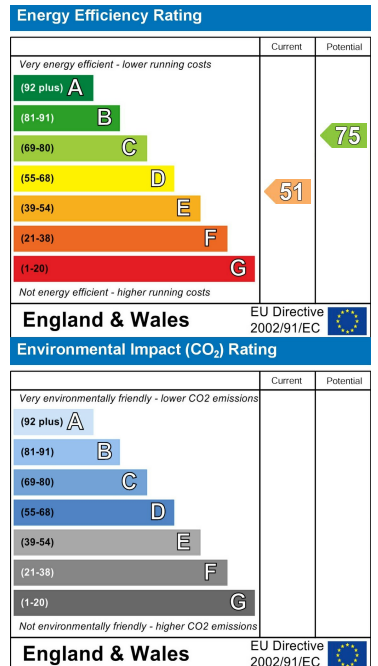


GROSS INTERNAL AREA  
 TOTAL: 134 m<sup>2</sup>/1443 sq ft  
 FLOOR 1: 64 m<sup>2</sup>/692 sq ft, FLOOR 2: 70 m<sup>2</sup>/751 sq ft  
 EXCLUDED AREAS: GARAGE: 14 m<sup>2</sup>/149 sq ft

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.