



A wonderful example of a purpose built apartment on the beach front of Pevensey Bay village with sea views to enjoy from each room. Situated on the first floor and having been redecorated throughout by the current owners it really does provide a spacious and extremely well presented home for anybody looking to be in this sought after location.

Benefits include modern double glazed windows and gas central heating throughout, fitted wardrobes in both bedrooms, a modern bathroom suite and kitchen and garaging in adjacent block. There is also the benefit of a share of the freehold, long lease and very reasonable service charges. The accommodation on offer comprises of, entrance hallway with two good sized storage cupboards, one with electrics to allow for a dryer. The main reception room is spacious enough to allow for living and dining and gives the wonderful outlook across to the beach and the sea. The kitchen is modern and well equipped with further built in storage housing the gas boiler, and the two bedrooms are both generous double rooms with the pleasure of waking up to the sea views again. The bathroom is fitted with a modern white suite and shower bath. The communal areas are very well maintained with separate bin storage for residents, and pathway access to the beach. The garage is in an adjacent block.

Guide Price £225,000-£235,000

Tenure Share Of Freehold | Council Tax Band- B



10, Martello Court, Grenville Road, Pevensey Bay, Pevensey, BN24 6BT

Entrance Hall

Casement door to front. Built in cupboards, one with electric supply. Carpeted and radiator.

Lounge/Diner - 4.83m x 3.91m (15'10" x 12'10")

Double aspect with double glazed window to front with direct sea views. Coved ceiling and carpeted. Radiator. Telephone point and TV point.

Kitchen - 3.28m x 2.57m (10'9" x 8'5")

Double glazed window to side with sea views. Hard wearing vinyl flooring and partially tiled walls. Radiator. Built in cupboard housing gas boiler.

Fully fitted with a range of wall and base units with space for fridge/freezer. Work surfaces with inset Siemens 4 burner electric hob, single electric oven and contemporary stainless steel 1 and 1/2 bowl sink and drainer unit. Plumbing and space for washing machine.

Bedroom One - 4.32m x 3.45m (14'2" x 11'4")

Double glazed window to side. Range of built in wardrobes. Radiator.

Bedroom Two - 3.12m x 3.02m (10'3" x 9'11")


Double glazed window to side. Range of built in wardrobes. Radiator.

Bathroom

Double glazed opaque window to rear. Fully tiled walls and flooring. Extractor fan. Chrome electric towel rail. Fitted with a modern white suite comprising of shower bath with mixer taps and shower attachment over, wash hand basin and low level W.C.

Garage En Bloc

Communal Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Approximate total area⁽¹⁾

691.7 ft²

64.26 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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