



A bright and spacious two double bedroom Chain Free detached bungalow located close to the beach in the delightful village of Pevensey Bay. Interior modernisation is required to create a truly desirable property, a viewing is advisable or view our virtual tour. Pevensey Bay offers the beach, local shops, community library, pubs, cafe and bus links to Eastbourne. The property includes low maintenance gardens, long driveway, garage and a conservatory.

**Guide Price £325,000 to £350,000**  
**Tenure Freehold**



62 Waverley Gardens, Pevensey Bay, Pevensey, East Sussex, BN24 6LB

### Entrance Vestibule

Double glazed entrance door and further double glazed door to:

### Hallway

Hatch to loft space, radiator, airing cupboard, storage cupboard housing electric meter.

### Lounge Diner - 5.08m x 3.66m (16'8" x 12'0")

Double glazed window to rear, radiator, electric fire, sliding door to:

### Kitchen - 3.51m x 3.38m (11'6" x 11'1")

Fitted with a matching range of wall and base units with roll edged worktops, stainless steel sink unit with double drainer and mixer tap. Larder cupboard. Tiled splash backs. spaces for appliances. Wall mounted gas boiler. Double glazed window to side. Window and door to:

### Conservatory - 6.38m x 1.75m (20'11" x 5'9")

Lean to style with polycarbonate roof and brick base, double glazed windows and door to the garden. Radiator.

### Bedroom One - 4.11m x 3.48m (13'6" x 11'5")

Double glazed window to front, radiator, full length bank of fitted wardrobes.

### Bedroom Two - 3.63m x 3.12m (11'11" x 10'3")

Double glazed window to front, radiator.

### Shower Room

Obscured double glazed window to side, shower cubicle with electric Bristan shower, basin set into vanity unit, tiled walls and radiator.

### Separate WC

Double glazed window to side, flush WC.

### Front Garden

Paved garden with hydrangeas.

### Driveway

Runs to the left side of the bungalow, leading to garage at rear.

### Garage

Up and over door plus personal door to garden.

### Back Garden - 8.23m x 7.62m (27'0" x 25'0")

Low maintenance and level garden enclosed by timber fencing with raised beds.

### Council Tax

Band D with Wealden District Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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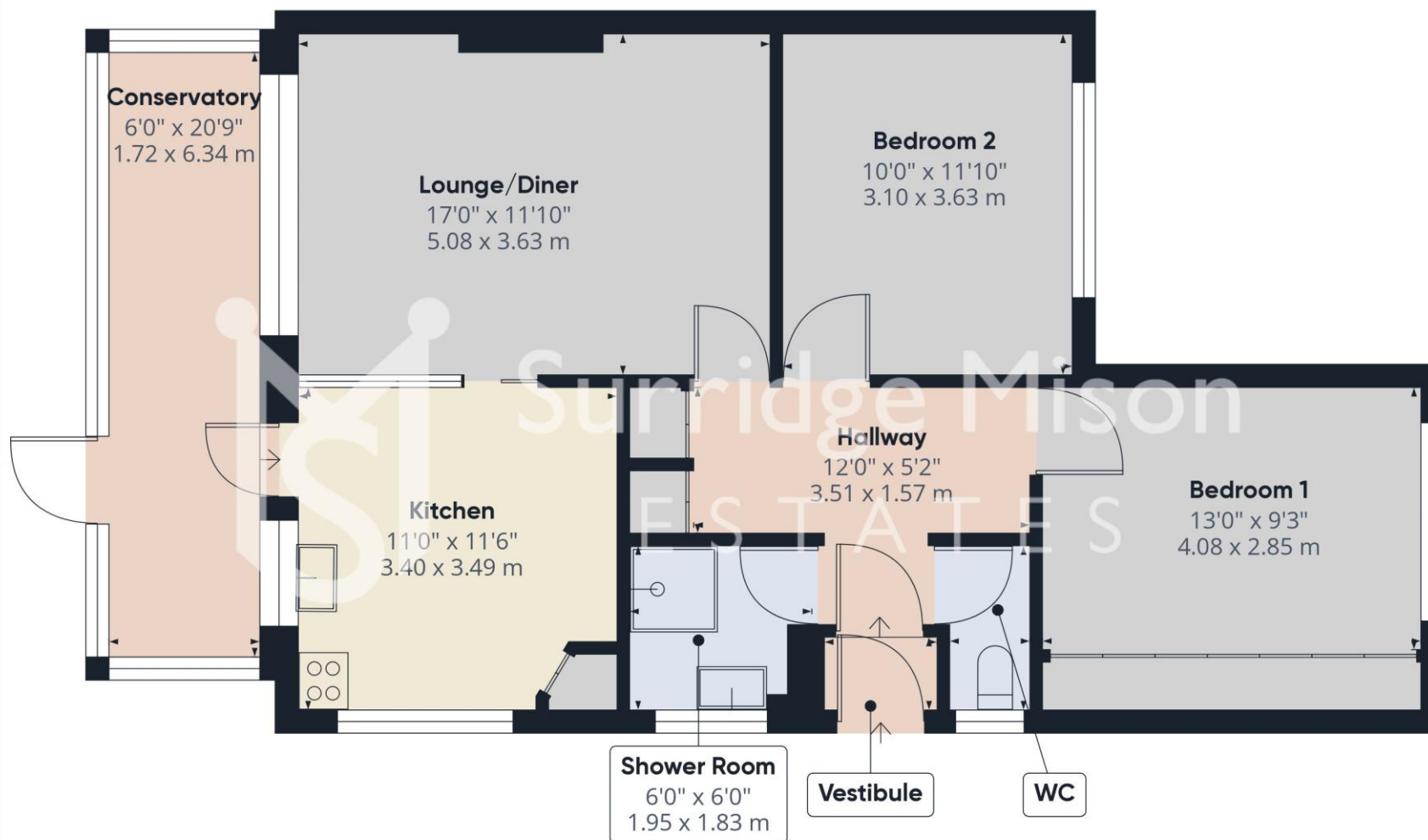
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**Approximate total area<sup>(1)</sup>**

889.96 ft<sup>2</sup>

82.68 m<sup>2</sup>

(1) 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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