



Situated in the sought after Coast Road location of Pevensey Bay is this spacious three bedroom end of terraced home with garage and driveway. This property is being offered to the market CHAIN FREE and has been well maintained by the current owner to allow the new residents to really put their stamp on a neutrally presented home, whilst benefiting from double glazing and gas central heating throughout. The accommodation on the ground floor comprises of entrance into a double aspect living/dining room measuring 28ft in length and with sliding patio doors opening onto the rear garden. The kitchen is well equipped again with access to the rear of the property. Upstairs are three great sized bedrooms and modern bathroom. The garage is integral, and the rear garden leads down to the stream running behind the gardens and has a laid to lawn, gated side access and decked area. The front of the property has double width driveway providing parking for two vehicles. Pevensey Bay village is within easy reach and the village offers to its residents a beachfront village centre with shops, and cafes alongside the local pubs and leisure facilities. You will find the whole area steeped in history, with some of the best local walks and of course the beach all with close proximity of the property.

Guide Price £290,000-£300,000

Tenure Freehold | Council Tax Band- C



Entrance Porch- Double glazed door to front. Wooden door leading to lounge/diner. Carpeted.

Lounge/Diner - 8.74m x 3.33m (28'8" x 10'11")- Double aspect room with double glazed window to front and Patio doors leading to rear garden. Built in cupboard. Two radiators. Carpeted. Stairs leading to first floor.

Kitchen - 3.45m x 2.84m (11'4" x 9'4")- Double glazed window and door to rear. Vinyl flooring and partially tiled walls. Inset spotlights. Radiator. Understairs storage alcove. Fully fitted with a range of wall and base units with space and plumbing for washing machine, dishwasher and fridge/freezer. Built in electric oven. Work surfaces with inset stainless steel sink and drainer unit and 4 burner gas hob with fitted stainless steel cooker hood and stainless steel splashback.

First Floor Landing- Airing cupboard housing Baxi boiler. Carpeted. Radiator.

Bedroom One - 4.85m x 3.33m (15'11" x 10'11")- Double glazed window to front. Built in wardrobe. Carpeted. Radiator.

Bedroom Two - 4.72m x 2.49m (15'6" x 8'2")- Double glazed window to front. Carpeted. Radiator.

Bedroom Three - 3.86m x 3.3m (12'8" x 10'10")- Double glazed window to rear. Carpeted. Radiator.

Bathroom- Double glazed opaque window to rear. Fully tiled walls and vinyl flooring. Chrome towel rail. White suite comprising of bath with mixer taps and electric shower over with fitted glass screen, wash hand basin and W.C.

Integral Garage - 4.72m x 2.49m (15'6" x 8'2")- Single garage with up & over door.

Driveway- Providing ample off road parking.

Rear Garden- Large garden being mainly laid to lawn with patio and decking areas. Views over stream. Fencing surrounds with gated access to both sides. Shed.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 55 | |
| (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.



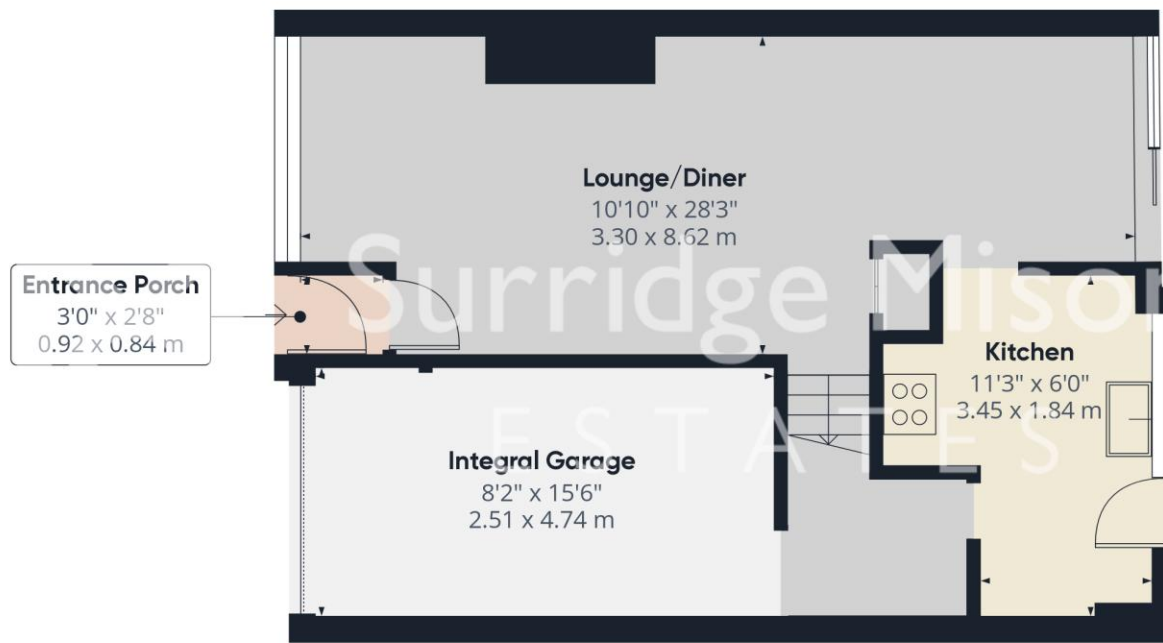
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Floor 0

Approximate total area⁽¹⁾
994.38 ft²
92.38 m²



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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