



We are delighted to be able to offer this unique opportunity to have Multi-Generational Living or Home & Income in the heart of Pevensey village. The larger property presents to its owners a stunning 4 bedroom, 2 reception room extended home with the addition of the 2 bedroom extended bungalow being set within the private plot. Each property has its own garage, used for storage, and the parking is ample for both properties. Both of these homes have been subject to a high standard of improvements by the current owners and provide a quiet luxury throughout with the quality of the fittings apparent immediately. The way the properties have been extended also fits the need for a modern living style with the kitchen and dining area in one and the opening of aluminium bi-fold doors to the meticulously maintained gardens. This sociable way of living allows the employment of the outside space all year round whilst having ample additional reception space from the living room and family room for quieter evenings and multiple uses. Both homes have modern refitted bathroom facilities, plus the ever useful utility rooms, and bedrooms which are generously proportioned. With the location being within easy reach of road links, and the village amenities of both Pevensey, Pevensey Bay and Westham, there is so much to enjoy from the local area. 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 and if you feel this could be your new home we would love to arrange for you to view.

Guide Price £1,000,000-£1,100,000

Tenure Freehold | Council Tax Band- D



Rose Cottage, Wallsend Road, Pevensey, BN24 5NX

Surridge Mison
ESTATES

Rose Cottage- 91 m" (982 ft")

Entrance Hall- Casement door to side. Laminated wood flooring. Loft access, with boarding boarded. Inset ceiling LED spotlights. Built in cloaks cupboard and storage cupboard.

Bedroom Two - 3.73m x 2.67m (12'3" x 8'9")- Double glazed bay window to front. Radiator. Carpeted.

Bedroom One - 4.04m x 3.15m (13'3" x 10'4")- Double aspect room with double glazed windows to front and side. Built in wardrobes with mirror fronted doors. Carpeted. Radiator.

Shower Room- Double glazed opaque window to side. Tiled flooring and partially tiled walls. Inset LED spotlights. Chrome towel rail. Extractor fan.

Modern white suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

Sitting Room/Snug - 4.93m x 3.12m (16'2" x 10'3")- Double glazed window to side. Laminated wood flooring. Inset ceiling LED spotlights. TV point.

Lounge/Dining Room - 5.87m x 3.63m (19'3" x 11'11")- Double glazed aluminium bi-fold doors leading to the rear garden. Feature lantern skylight. Inset ceiling LED spotlights. Laminated wood flooring.

Kitchen - 3.28m x 2.67m (10'9" x 8'9")- Inset LED ceiling spotlights. Laminated wood flooring. Fully fitted with a range of high gloss wall and base units housing integral fridge/freezer and dishwasher. Built in eye level electric oven and eye level electric microwave.

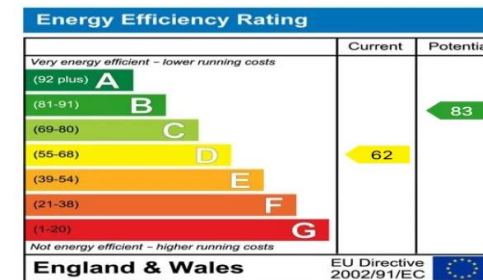
Quartz work surfaces with inset 4 burner electric hob with fitted cooker hood and stainless steel sink and drainer unit with mixer tap.

Utility Room - 2.46m x 1.88m (8'1" x 6'2")- Inset ceiling LED spotlights. Laminated wood flooring. Fitted with a range of base units with space and plumbing for washing machine and fridge/freezer. Work surfaces.

Rear & Side Gardens- Wrap around gardens being mainly laid to lawn with Porcelain patio area. Raised beds. Outside tap and power point. Mature trees and shrubs. Fencing surrounds with gated side access.

Garage - 3.51m x 2.57m (11'6" x 8'5")- Storage garage with up & over door. Wall mounted Glow-Worm gas boiler. Power and light.

Driveway & Front Garden- Private and enclosed. Block paved driveway providing ample off road parking. Front garden being mainly laid to lawn with mature trees and shrubs.



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.gov.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, Pevensy, BN24 5LP

Company Registration Number 14506438



GIRAFFE360



