



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- F



Conifers, Wallsend Road, Pevensey, BN24 5NX

Conifers- 160 m" (1728 ft")

Entrance Porch- Casement door to front. Tiled flooring. Built-in cloaks cupboard. Radiator.

Cloakroom- Double glazed opaque window to front. Inset ceiling LED spotlights. Partially tiled walls and tiled flooring. Wash hand basin set within vanity unit and Villeroy & Boch W.C. with concealed cistern.

Entrance Hall - 3.99m x 2.82m (13'1" x 9'3")- Double glazed window to front. Tiled flooring. Stairs leading to first floor with built in storage under. Radiator. Coved ceiling. Telephone point.

Family Room - 3.84m x 3.71m (12'7" x 12'2")- Double glazed bay window to front. Fitted wall and base storage units. Carpeted. Radiator. Coved ceiling.

Living Room - 7.52m x 3.81m (24'8" x 12'6")- Double aspect room with double glazed window to side and double glazed aluminium French doors leading to the rear garden. Feature fireplace with recently fitted gas fire. Karndean flooring. Radiator. Coved ceiling.

Kitchen/Dining Room - 6.35m x 4.8m (20'10" x 15'9")- Double glazed aluminium French doors to side and aluminium Bi-fold doors to rear. Feature lantern skylight. Tiled flooring with underfloor heating. Inset ceiling LED spotlights.

Fully fitted with a range of modern wall and base units housing integral Neff dishwasher and fridge/freezer. Built in Neff eye level double electric ovens and Neff eye level combination oven with warming drawer. Dekton work surfaces with a feature island unit housing inset Bora 4 burner induction hob with integrated extractor fan and 1 and 1/2 bowl sink and drainer unit with 'Franke' 4 in 1' tap.

Utility Room - 2.49m x 2.31m (8'2" x 7'7")- Tiled flooring. Inset ceiling LED spotlights. Fully fitted with a range of white gloss wall and base units housing integral fridge and wall mounted Ideal gas boiler. Space and plumbing for washing machine and large American style fridge/freezer. Dekton work surfaces with inset 1 and 1/2 bowl stainless steel sink and drainer unit with mixer tap.

First Floor Landing- Double glazed opaque window to side. Two built in airing cupboards. Loft access. Carpeted. Radiator.

Bedroom One - 5.44m x 3.76m (17'10" x 12'4")- Double glazed window to rear. Built-in wardrobes and built-in eaves cupboards. TV point. Radiator. Carpeted. Inset ceiling LED spotlights. Door leading to en-suite.

En-Suite Bathroom- Double glazed opaque window to rear. Tiled flooring and partially tiled walls. Inset ceiling LED spotlights. Chrome towel rail.

Fitted with a modern suite comprising of Villeroy & Boch bath with mixer tap and handheld shower attachment, wash hand basin with mixer tap, and W.C. with concealed cistern.

Bedroom Two - 3.84m x 3.73m (12'7" x 12'3")- Double glazed window to front. Built in wardrobes. Laminate flooring. Radiator.

Bedroom Three - 3.33m x 2.84m (10'11" x 9'4")- Double aspect room with double glazed window to side and rear. Laminate flooring. Radiator.

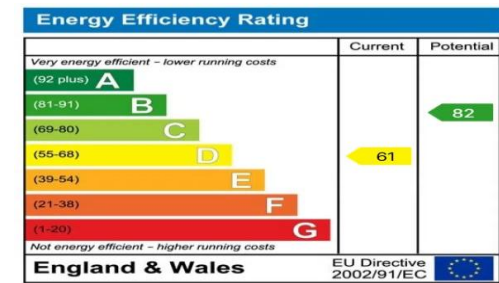
Bedroom Four/Dressing Room - 2.95m x 1.35m (9'8" x 4'5")- Currently used as a dressing room. Double glazed window to front. Fitted wardrobes with mirrored sliding doors. Built-in wardrobe. Radiator. Inset LED spotlights. Carpeted.

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

Modern suite comprising of walk in shower cubicle with rainfall shower head and handheld shower attachment, wash hand basin set within vanity unit and W.C. with concealed cistern.

Garage - 2.87m x 2.59m (9'5" x 8'6")- Storage garage with up & over door. Power and light.

Rear Garden- Mainly laid to lawn with Porcelain patio area. Fencing surrounds with mature trees and shrubs. Outdoor lighting. Outdoor tap and power points.



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, Pevensy, BN24 5LP

Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

2889 ft²
268.6 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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