



Situated in the sought after Beachlands area of Pevensey Bay, is this detached two bedroom Oyster bungalow, with garden, driveway & garaging. Beachlands is within close proximity of the stunning beachfront, as well as the village centre, it is a peaceful position perfect for the those wishing for a quiet lifestyle with all amenities, including train station, within easy reach.

Although requiring modernisation throughout, the property has gas central heating and is mostly double glazed. The property consists of a lounge with a feature circular window to the front, into a hallway with built in storage and two double bedrooms. The kitchen has space for appliances and there is a large dining room. There is also a bathroom in this part of the house. There is a large lobby which leads to a store room, with a further store room off it. There is a kitchenette here and a shower room.

Price £275,000

Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



161 Coast Road, Pevensey Bay, Pevensey, East Sussex, BN24 6NS

Surridge Mison
ESTATES

Outside, the property has a lawned rear garden, a remaining garage storage and a driveway to the front which provides ample off road parking.

Pevensey Bay 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. There is a local train station, along with excellent bus routes and road links. With so much to appreciate with this property viewing is going to be essential.

Lounge - 5.61m x 3.61m (18'5" x 11'10")

Double glazed bay window to front and double glazed door to front. Parquet flooring. Two radiators.

Hallway

Built in storage cupboard. Carpeted.

Bathroom

Double glazed opaque window to side. Partially tiled walls and tiled flooring. Wall mounted Worcester boiler. Coved ceiling.

Radiator. Suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Bedroom Two - 2.59m x 2.39m (8'6" x 7'10")

Double glazed opaque window to side. Carpeted. Radiator.

Kitchen - 3.33m x 2.16m (10'11" x 7'1")

Double glazed window to rear and glazed opaque door to side. Tiled flooring and partially tiled walls. Dado rail. Radiator. Fitted with a range of white country wall and base units with space for fridge. Built in single electric oven. Work surfaces with inset 4 burner gas hob with fitted extractor hood and stainless steel 1 and 1/2 bowl sink and drainer unit.

Bedroom One - 3.33m x 2.29m (10'11" x 7'6")

Glazed window to side. Carpeted.

Dining Room - 3.51m x 3.05m (11'6" x 10'0")

Glazed opaque door to side. Radiator. Coved ceiling.

Garden Room - 4.04m x 3.48m (13'3" x 11'5")

Double aspect room with windows to rear and side. Tiled flooring. Coved ceiling.

Lobby - 5.72m x 0.69m (18'9" x 2'3")

Double glazed door to side. Tiled flooring. Space for washing machine.

Store Room One - 5.13m x 2.03m (16'10" x 6'8")

Tiled flooring. Kitchenette area has two glazed windows to rear and glazed door to rear. Partially tiled walls. Fitted with a range of wall and base units with space for fridge. Work surfaces with inset ceramic sink and drainer unit with mixer taps.

Store Room Two

Shower Room

Opaque glazed window to side. Tiled flooring and partially tiled walls. Suite comprising of shower cubicle, wash hand basin and W.C.

Half Garage - 2.77m x 2.31m (9'1" x 7'7")

Double doors to front.

Driveway & Front Garden

Single area with shrubs. Driveway providing ample off road parking.

Rear Garden

Mainly laid to lawn with flower borders. Fencing surrounds.

Council Tax Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY
RATING
TBC**

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.



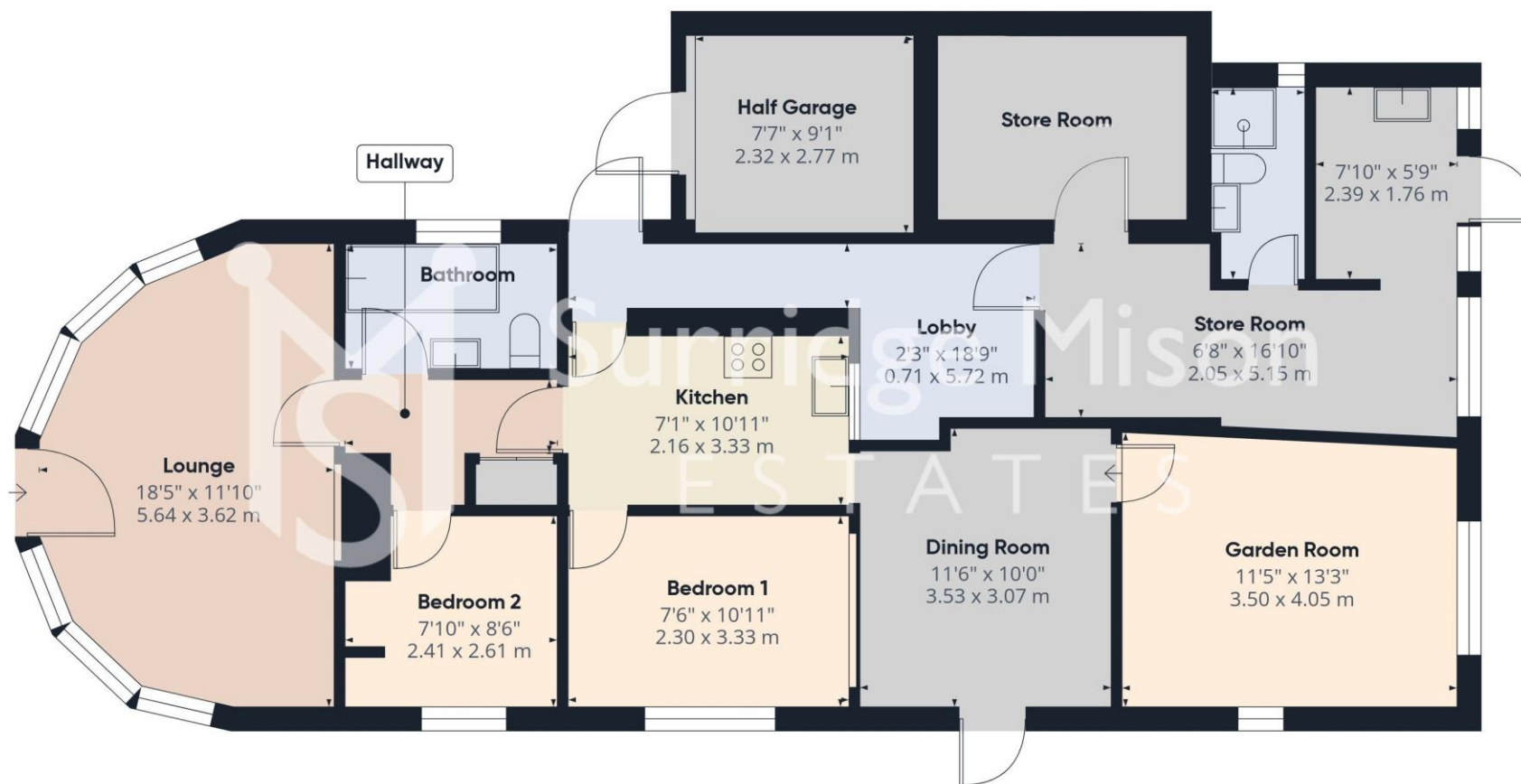
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Approximate total area⁽¹⁾

1077 ft²

100.1 m²

(1) Excluding balconies and terraces

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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