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PROTECTED

PRS Property
Redress
Scheme



22 Camber Drive, Pevensey Bay, Pevensey, East Sussex BN24 6RN
Price £290,000 | Freehold



Surridge Mison
ESTATES

An immaculately presented and fully renovated semi-detached bungalow within a stone's throw to the stunning beachfront in sought after Pevensey Bay. With two bedrooms, stunning presentation throughout with complete modern amenities, driveway, secluded rear garden, modern kitchen along with new double glazing & gas central heating, this bungalow presents an excellent opportunity to secure your next home by the sea.

The current vendor has lovingly renovated and re-modelled the property, with features to include Karndean style flooring throughout, air conditioning in the lounge, newly installed double glazing, a new boiler, new lighting, a new roof, and it has been virtually re-wired and re-plumbed throughout. The accommodation begins in the entrance hall with a newly fitted UPVc composite front door, and allows for access to the modern bathroom suite. Into the lounge/dining room, which has two double glazed windows with solar protective film as well as the Bosch air conditioning unit. This is a versatile space thanks to the barn style sliding doors onto the kitchen, so there is the option of open plan living or separate spaces. The kitchen is modern, with a feature skylight and French doors leading to the rear garden, with some integral appliances. The two bedrooms are double in size, and bedroom one has a door leading onto the rear garden.

Outside, the rear garden has been re-modelled with ease of maintenance in mind, and is a secluded and private space where you can hear the sea, with a lawned area along with Indian sandstone patio. The driveway to the front of the property is block paved and provides ample off road parking.

Situated in Beachlands in Pevensey Bay it is within close proximity to the ever sought after beachfront together with the village centre which has excellent amenities. 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





Entrance Hall - 1.57m x 1.19m (5'2" x 3'11") Double glazed door to front. Karndean style flooring. Coved ceiling.

Bathroom - 2.36m x 1.96m (7'9" x 6'5") Opaque double glazed window to front. Karndean style flooring and partially tiled walls. Extractor fan. Heated towel rail. Modern suite comprising of bath with mixer taps and rainfall shower head over, with handheld shower attachment and fitted glazed screen, wash hand basin set within vanity unit and W.C.

Bedroom One - 3.61m x 3.15m (11'10" x 10'4") Double glazed window and door leading to rear garden. Karndean style flooring. Vertical radiator.

Lounge/Dining Room - 4.95m x 3.86m (16'3" x 12'8") Two double glazed windows to front and side with solar protective film. Karndean style flooring. Coved ceiling. Inset spotlights. Two vertical radiators. Bosch air conditioning unit. TV point. Barn style sliding internal door leading to kitchen.

Kitchen - 3.25m x 2.49m (10'8" x 8'2") Double glazed French doors leading to rear garden. Feature skylight. Karndean style flooring. Inset spotlights. Fully fitted with a range of modern wall and base units, housing Valiant boiler (serviced 2024), integral dishwasher. The fridge/freezer and washer/dryer are included. Built in Neff electric oven. Work surfaces with inset one and 1/2 bowl ceramic sink and drainer unit with mixer taps and Neff halogen hob with fitted cooker hood.

Bedroom Two - 3.25m x 2.31m (10'8" x 7'7") Double glazed window to rear. Karndean style flooring. Alcove for wardrobes. Radiator.

Driveway Block paved driveway providing ample off road parking. Timber gates and fencing surrounds.

Rear Garden Mainly laid to lawn with Indian sandstone patio area. Mature plant and shrub borders. Outside tap. Outside power and lighting. Dome subject to negotiation.



Council Tax Band- B | EPC Rating- C

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>

Surridge Mison Estates

66 High Street, Westham, Pevensey,
East Sussex, BN24 5LP

Tel 01323 460617

Email info@surridgemison.com

Web www.surridgemison.com

Company Registration Number 14506438

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.

