



290 Coast Road  
Pevensy Bay, Pevensy, BN24 6NU

£850,000





## 290 Coast Road

Pevensey Bay, Pevensey, BN24  
AN11 1

Phil Hall Estate Agents welcomes to the market this stunning property nestled along the picturesque coastline of Pevensey Bay. This remarkable three/four bedroom detached bungalow presents a rare opportunity to own a private seaside sanctuary. Offering uninterrupted views of the stunning coastline and direct access to your own stretch of beach, this property is a truly unique find. The combination of luxurious living spaces, modern amenities, and the natural beauty of its surroundings makes this home the epitome of coastal living.

As you enter the property, you are greeted by a spacious and light-filled dining area that flows seamlessly into the impressive living room. The living space is enhanced by a feature wood burner and large bi-folding doors, providing uninterrupted views of the garden and beach beyond. These doors lead onto a generous decked area in the private garden, offering direct access to the stony shores.

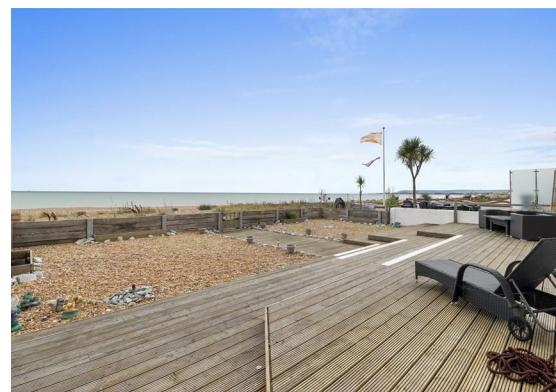
The kitchen, located just off the living room, has been thoughtfully designed to combine modern convenience with a touch of coastal charm. Sleek, high-end cabinetry and countertops are complemented by integrated appliances, creating a functional yet stylish cooking space. The real highlight of the kitchen is its stunning views: large windows provide sweeping vistas of both the side and rear gardens, as well as the beach and sea, allowing you to enjoy the natural beauty while you prepare meals.

Bedroom one, located at the rear of the property, boasts panoramic sea views and features a private ensuite shower room. Bedrooms two and three are situated at the front of the property, offering ample space and comfort. The study, which could serve as a fourth bedroom, provides versatility to suit your needs, whether as a guest room, home office, or hobby space.

The second shower room is a modern, well-appointed space featuring sleek fixtures and contemporary design. It includes a walk in shower cubicle, close coupled wc and wash hand basin.







#### LOCATION, LOCATION, LOCATION

Living in Pevensey Bay means enjoying the best of both worlds: the tranquility of seaside living and the convenience of nearby amenities. Pevensey Bay village offers a range of local shops, cafes, and restaurants, while the historic town of Eastbourne is just a short drive away, providing additional shopping, dining, and entertainment options.

For nature lovers, the area is rich in opportunities for outdoor activities. From beachcombing along the shore to birdwatching in the nearby Pevensey Levels Nature Reserve, there's no shortage of ways to enjoy the natural beauty of the area. And with direct access to your own private beach, the sea is truly your playground.

Living Area  
16'00 x 15'04 (4.88m x 4.67m)

Dining Area  
16'00 x 11'09 (4.88m x 3.58m)

Kitchen  
14'08 x 11'01 (4.47m x 3.38m)

Bedroom One  
22'06 x 10'04 (6.86m x 3.15m)

Ensuite Shower Room  
6'08 x 5'03 (2.03m x 1.60m)

Bedroom Two  
11'09 x 11'09 (3.58m x 3.58m)

Bedroom Three  
11'09 x 7'11 (3.58m x 2.41m)

Study / Potential Bedroom Four  
11'09 x 8'04 (3.58m x 2.54m)

Family Shower Room  
8'06 x 6'10 (2.59m x 2.08m)

#### Off Road Parking and Double Garage

As you approach the property, you're greeted by a beautifully designed exterior that blends seamlessly with its coastal surroundings. The driveway provides off-road parking for up to four vehicles, leading to a spacious double garage, ideal for housing vehicles or providing extra storage. Steps from the driveway lead you to the main entrance, where you'll find a charming wooden decking area—perfect for enjoying a morning coffee while taking in the sea air.

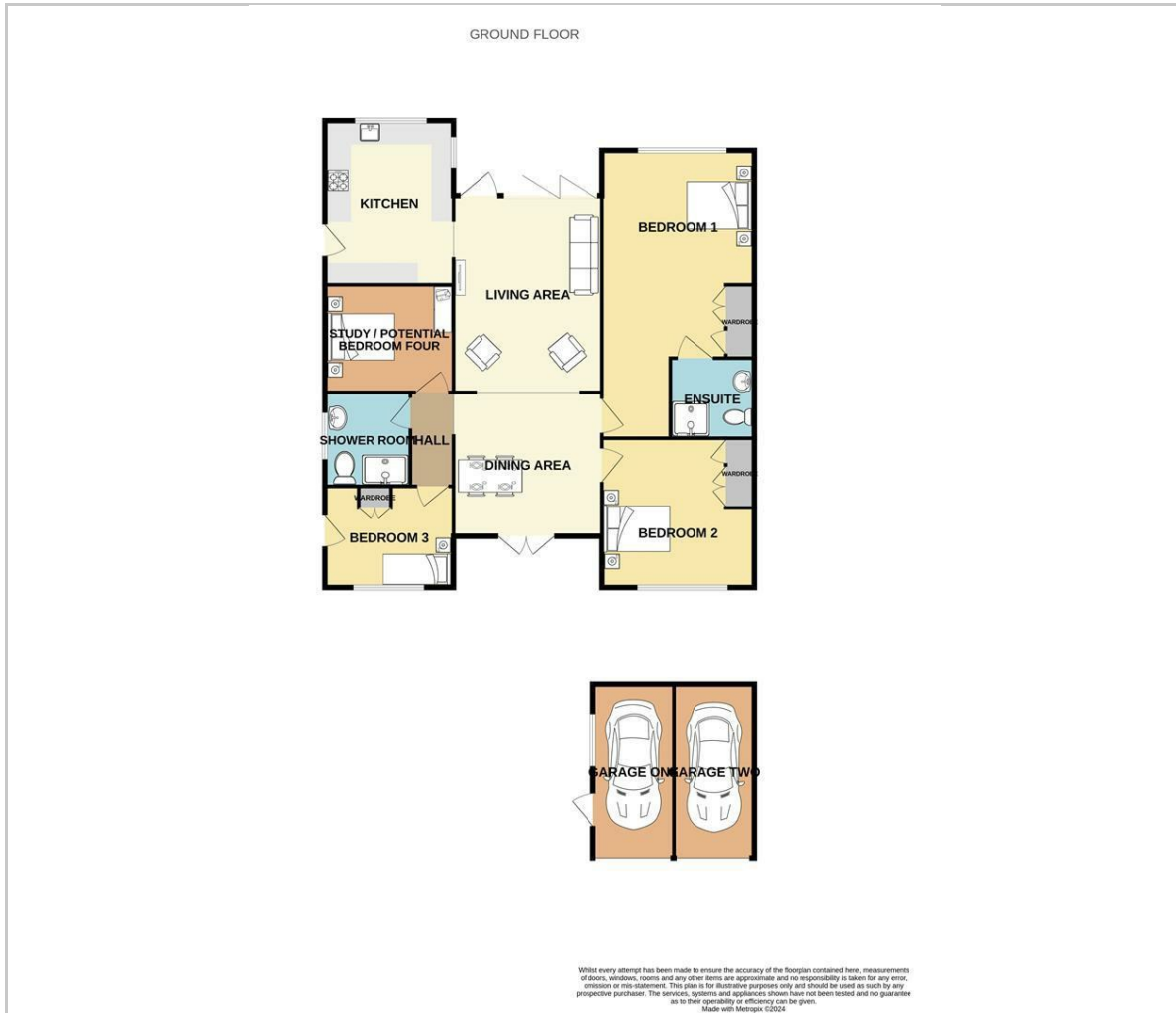
#### Outside

The rear of the property is where the magic of coastal living truly comes to life. Stepping out through the bi-folding doors, you are greeted by an expansive wooden deck that extends the full width of the home. This outdoor space is perfect for enjoying warm summer evenings, dining alfresco, or simply soaking in the views of the beach.

Beyond the deck, the garden features a low-maintenance stone area that leads directly to the private beach access. This unique feature allows you to step straight from your garden onto the sandy shore—a privilege reserved for a select few. Whether you're a lover of morning swims, sunset walks, or just relaxing by the sea, the convenience of this private access is unparalleled.

The garden is fully enclosed, offering privacy and security, while also framing the spectacular sea views. This space is ideal for those who enjoy outdoor living, whether that means hosting barbecues, gardening, or simply unwinding by the water.

## Floor Plan



## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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7 Camden Road, Eastbourne, East Sussex, BN21 4SU  
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

## Area Map



## Energy Efficiency Graph

