

44 The Lawns Pevensey Bay Holiday Park
Eastbourne Road, Pevensey, BN24 6DH

£75,000



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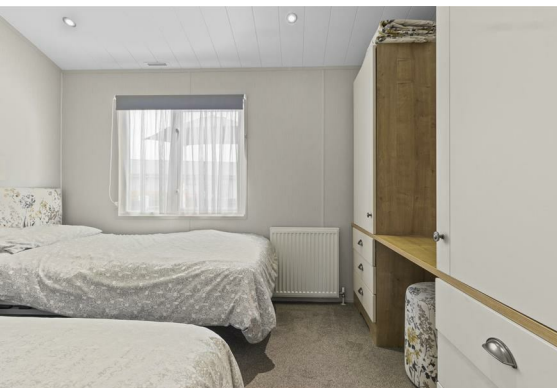
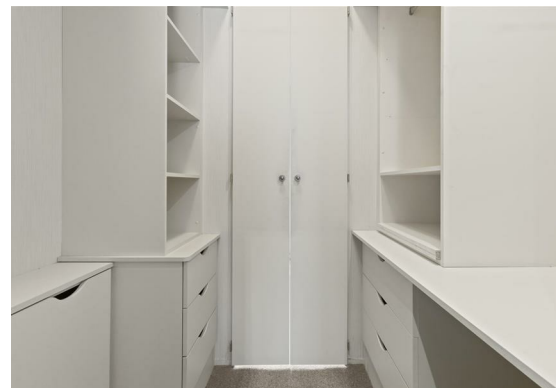
Eastbourne Road, Pevensey, BN24 6NH

Phil Hall Estate Agents welcome to the market The Lawns, set within the highly desirable and luxury Pevensey Bay Holiday Park, this immaculately presented three-bedroom detached holiday lodge offering a rare combination of style, comfort, and convenience in a premium seaside location. Beautifully designed both inside and out, this lodge sits within easy reach of the park's outstanding on-site amenities, including an indoor swimming pool, modern gym, steam room, Jacuzzi, and a vibrant main clubhouse that serves food, drinks, and hosts entertainment throughout the year. This exceptional property offers the perfect setting for peaceful retreats, family getaways, or lucrative holiday letting.

As you enter the lodge, you're welcomed into a spacious and light-filled open-plan reception area that sets the tone for the quality found throughout the home. The main living space is stylish yet cosy, featuring two recliner sofas and a designated area for TV and relaxation—ideal for unwinding after a day exploring the coast. Adjacent to this is the dining area, perfectly positioned with a quality table and chairs for both casual and formal meals. The heart of the home is undoubtedly the contemporary kitchen, designed to meet the highest expectations. It boasts a full range of wall-mounted and base units complemented by sleek worktops, along with an impressive suite of integrated appliances including an oven, grill, gas hob with extractor hood, microwave, fridge, freezer, dishwasher, and washing machine. A central island enhances the space further, offering additional work surfaces and casual seating, making it ideal for entertaining or relaxed breakfasts.

Moving through the inner hallway, the home continues to impress with three generously proportioned bedrooms, and a modern bathroom fitted in a white suite. The master suite is a luxurious retreat, featuring a walk-in dressing room that leads through to a private ensuite shower room, providing a boutique hotel-style experience.





LOCATION, LOCATION, LOCATION

Pevensey Bay Holiday Park is perfectly located on the beautiful East Sussex coast, offering direct access to the beach and stunning views across the English Channel. Set between the historic towns of Eastbourne and Hastings, the park enjoys a peaceful, semi-rural setting with the convenience of local amenities just a short drive away. The surrounding area is rich in history, including the nearby Pevensey Castle and the iconic South Downs National Park, ideal for walking, cycling, and exploring nature. With excellent transport links, charming seaside villages, and a relaxed coastal lifestyle, Pevensey Bay is an ideal destination for holidays, weekend getaways, or a tranquil second home retreat.

Entrance Area

Open Plan Reception Room
22'09 x 19'05 (6.93m x 5.92m)

Living Area
14'09 x 11'03 (4.50m x 3.43m)

Dining Area
11'09 x 8'08 (3.58m x 2.64m)

Kitchen Area
11'00 x 9'07 (3.35m x 2.92m)

Bedroom One
11'02 x 8'05 (3.40m x 2.57m)

Dressing Room
5'06 x 4'00 (1.68m x 1.22m)

Ensuite Shower Room
5'07 x 5'05 (1.70m x 1.65m)

Bedroom Two
10'05 x 8'01 (3.18m x 2.46m)

Bedroom Three
8'05 x 8'01 (2.57m x 2.46m)

Bathroom
6'11 x 5'06 (2.11m x 1.68m)

Outside

Externally, The Lawns benefits from a beautifully maintained wrap-around terrace to the front and side, offering ample space for outdoor seating and al fresco dining. This elevated deck enjoys a pleasant outlook and steps down onto a communal, yet private, lawned area—perfect for relaxing in the sun or letting children play safely. The property also benefits from its own off-road parking area, comfortably accommodating two vehicles.

As part of the exclusive Pevensey Bay Holiday Park, owners have access to a superb array of leisure and lifestyle facilities. In addition to the swimming pool, sauna, Jacuzzi, and gym, the on-site bar and restaurant provide a welcoming social hub. The park also offers a variety of family-friendly activities and events, enhancing the appeal for all ages. Perhaps most enticing is the direct access from the park to the beach, allowing residents to enjoy coastal walks, sea views, and beach days at a moment's notice.

Additional Information

We have been advised that you can live on site for 50 weeks of the year. The pitch length is 23 years remaining and that the annual charge is £10,895. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification.

Floor Plan



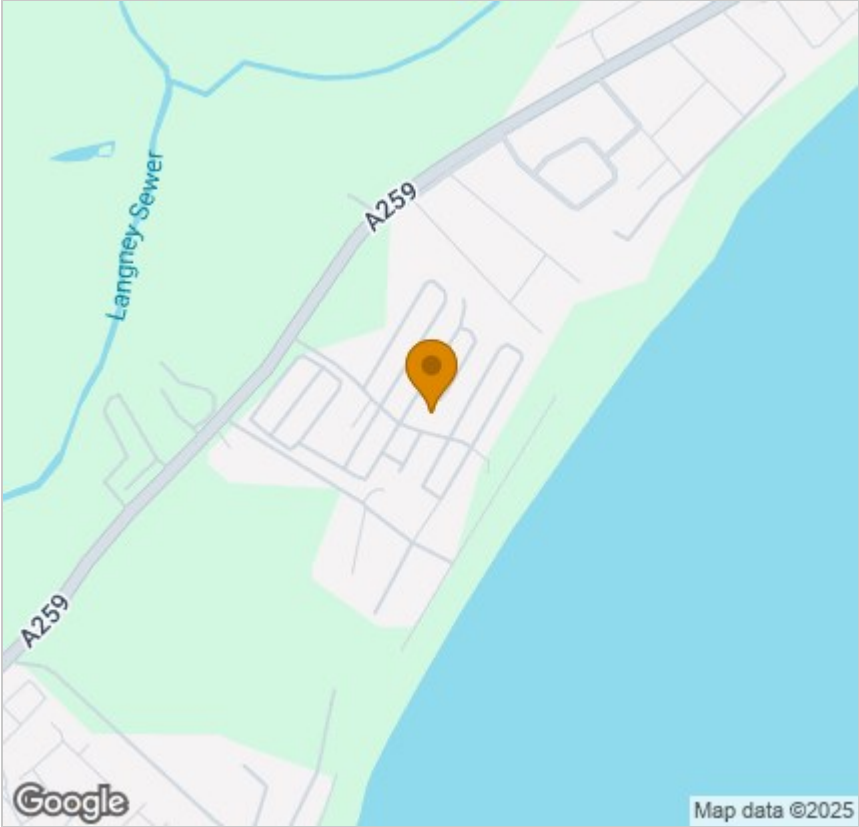
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

