



**2 Bed  
Park home  
located in Pevensey Bay**

**SELBYS**  
ESTATE AGENTS



WW Priory Close  
Pevensey Bay  
Pevensey  
BN24 6AD



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SMALL GATED PRIVATE DEVELOPMENT OF JUST 24 PROPERTIES We are pleased to present this fantastic two bedroom, two bathroom modern bungalow located in a popular gated development. Internally there is a good sized lounge/diner with French doors leading to a secluded deck, and a laid to lawn, secluded garden.

The lodge boasts of a modern kitchen with built in appliances, good sized, open plan kitchen/diner, two double bedrooms, family bathroom and a ensuite to the Master bedroom.

The Master bedroom has the added benefit of dressing area with built in wardrobes and ensuite shower room. The second bedroom has built in wardrobes and use of the family bathroom with roll top bath. These must be seen to appreciate the quality of finish and space on offer.

**\*CALL AGENT FOR FURTHER DETAILS**

Kitchen/Dining/Living Room - 5.92m x 5.84m (19'5" x 19'1") -

Bedroom 2 - 3.12m x 2.92m (10'2" x 9'6") -

Bathroom - 2.16m x 1.70m (7'1" x 5'6") -

Bedroom 1 - 2.92m x 2.84m (9'6" x 9'3") -

Dressing Room - 2.82m x 1.96m (9'3" x 6'5") -

En-Suite - 2.82m x 1.14m (9'3" x 3'8")

£275,000

Selbys are pleased to offer a range of two bedroom fully residential homes available. The properties have been finished to an extremely high standard and offer 'bungalow' living within a private gated development. Internally the property offer two double bedrooms, two modern bathrooms, shaker style kitchens, and airy living areas. externally the properties offer parking, south facing decks and garden areas.





### 3, Warren Wood, Hailsham Road, Stone Cross, BN24 5BS

Total Area: 73.8 m<sup>2</sup> ... 794 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### DIRECTIONS

#### CONTACT

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