

FREEHOLD



Semi-Detached Bungalow (EPC Rating: 81)

60 CASTLE DRIVE, PEVENSEY BAY, PEVENSEY, BN24 6JZ

Offers In Excess Of
£395,000



2



1



3



Sovereign Estates
Turning Properties into Homes



3 Bedroom Semi-Detached Bungalow located in Pevensy Bay.

Sovereign Estates are delighted to offer to the market a rarely available three-bedroom semi-detached chalet bungalow in the sought after Castle Drive area of Pevensy Bay CHAIN FREE. This property benefits from being walking distance of the amenities of Pevensy Bay, the bus stops, and of the beach. The property has off road parking for several vehicles, a separate garage, solar panels to the garage roof, gas central heating, upvc double glazing throughout. There is great potential to extend the property should you wish to but equally it is ready to move straight into. EPC rating B. Council Tax Band D.

ENTRANCE

Front door is located to the side of the property and has a step up to the front door.

ENTRANCE HALL

Coir mat, vinyl flooring, radiator, mains wired smoke alarm, room thermostat, ceiling mounted light, two under-stairs cupboards, stairs to first floor, doors to all rooms:

LIVING ROOM

16' 4" x 12' (4.98m x 3.66m)

Carpet, upvc double glazed window to the front of the property, radiator, wall mounted electric feature fire, ceiling mounted light, range of sockets around the room, mark 5c telephone socket.

KITCHEN/DINING ROOM

20' 2" x 8' 10" (6.15m x 2.69m)

Vinyl flooring, range of wall and base units with worktop over, stainless steel one and a half bowl sink with drainer and mixer tap, cupboard housing Ideal Logic Combi c30 boiler, space and plumbing for a washing machine and a dishwasher, built in eye level double electric oven, halogen hob with wall mounted extractor hood over, space for a freestanding fridge freezer, ceiling mounted light, two upvc double

glazed windows to the rear, opening to dining area with space for a table and chairs, radiator, ceiling mounted light, upvc double patio doors opening to the rear garden.

MASTER BEDROOM

14' 2" x 11' 3" (4.32m x 3.43m)

Carpet, radiator, ceiling mounted light, upvc window to the front and side.

BEDROOM THREE/STUDY

11' 1" x 8' 9" (3.38m x 2.67m)

Carpet, radiator, ceiling light, upvc double glazed window to rear.

SHOWER ROOM

Vinyl flooring, obscured upvc double glazed window, ceiling mounted light, double shower cubicle with electric shower, w/c, fitted vanity wash basin with built in cupboard units, heated towel radiator, shaver point, two mirrors one with light over.

STAIRS & LANDING

Carpet, handrail, mains wired smoke alarm, ceiling mounted light, doors to all rooms:



BEDROOM TWO

15' 7" x 7' 9" (4.75m x 2.36m)

Carpet, radiator, upvc double glazed window to rear, storage to eaves.

SHOWER ROOM

Vinyl flooring, part-tiles walls, shower cubicle with electric shower, w/c, basin, heated towel radiator, obscured upvc double glazed window, shaver point, mirror.

STORAGE

Storage cupboard off landing with light and access to eaves.

REAR GARDEN

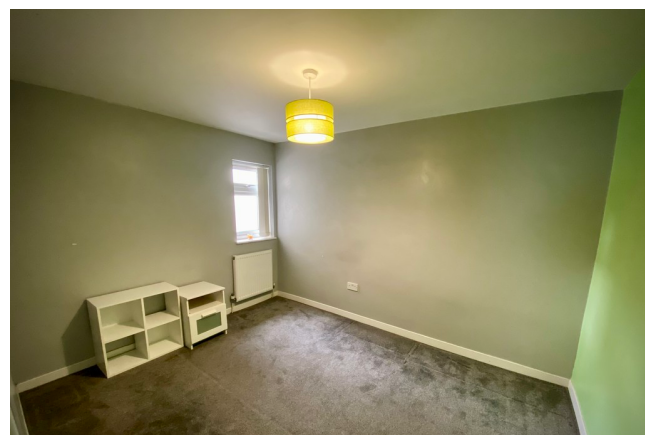
Mainly laid to patio with an area of grass, garage with solar panels with side access, shed, outside power socket, outside tap, double gate to side of property.

DRIVEWAY

Paved and space for several vehicles, driveway leading to garage and front door, outside power socket, outside tap.

GARAGE

Separate garage to side rear of property with up and over door and side access, solar panels to roof of garage.





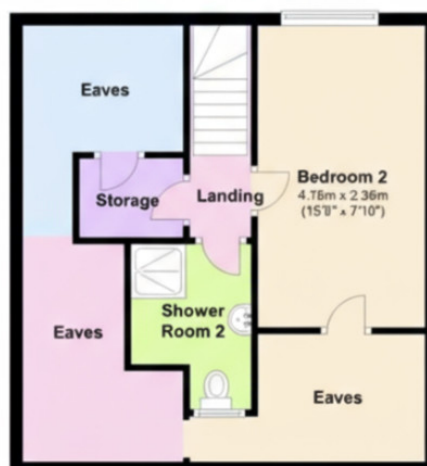
Ground Floor

Approx. 74.1 sq. metres (790.0 sq. feet)



First Floor

Approx. 42.2 sq. metres (455.8 sq. feet)



Total area: approx. 116.5 sq. metres (1253.7 sq. feet)



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Council Tax Band

BAND D

Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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