

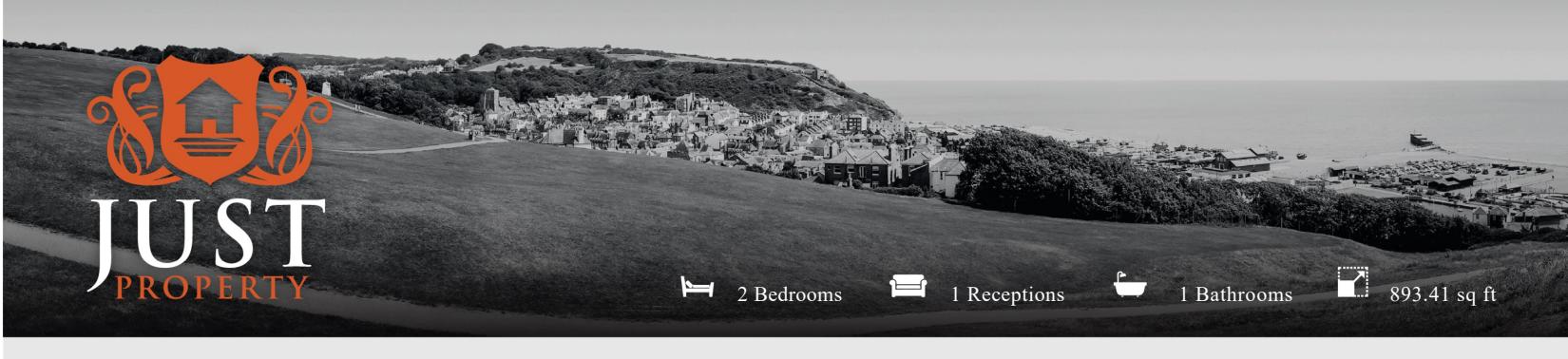
SECOND EDITION



27 Clarence Court Timberlaine Road, Pevensy Bay,  
BN24 6RY

# FLOORPLANS

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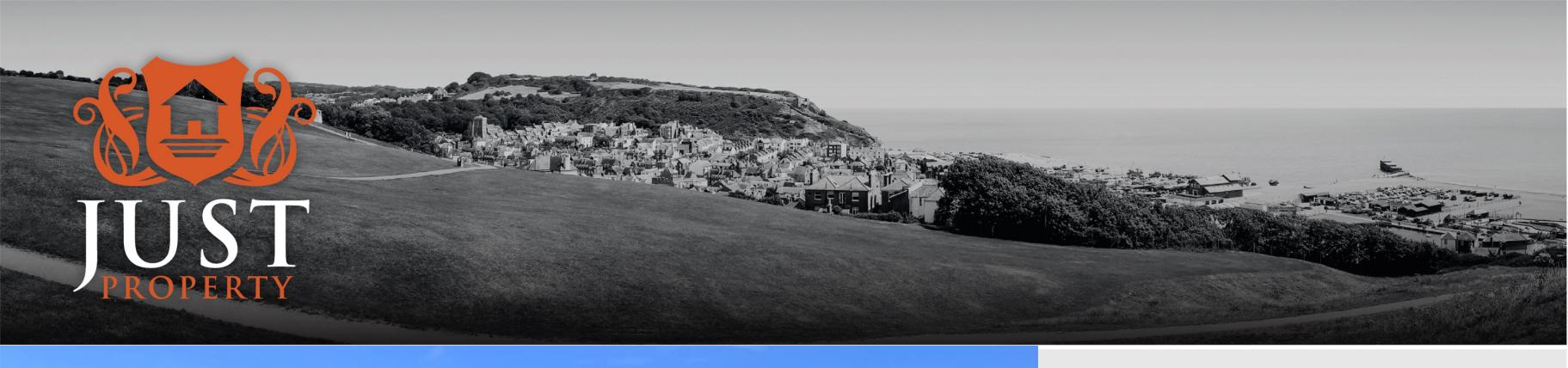


Leasehold - Share of Freehold

£260,000

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## ROOM DIMENSIONS

Entrance Hall / Front Door

Entrance Hallway

Lounge / Diner

20'6" x 13'7" (6.27 x 4.16)

Balcony

Kitchen

11'5" x 9'4" (3.50 x 2.86)

Bedroom

12'7" x 10'0" (3.84 x 3.05)

Bedroom

12'1" x 10'10" (3.7 x 3.32)

Bathroom

9'0" x 6'10" (2.76 x 2.09)

Garage En Bloc

16'8" x 10'5" (5.1 x 3.2)

Communal Gardens

## PROPERTY DETAILS

\*\*\* Offers Over £260,000 \*\*\*

Just Property are delighted to offer an exceptional two bedroom all-electric seafront flat with outstanding direct sea views over the English Channel, benefiting from east-facing views towards Hastings and west-facing views towards Sovereign Harbour, Eastbourne, and the Downs. The property benefits from two double bedrooms with built in wardrobes, bathroom with electric heater and airing cupboard, fitted kitchen with double oven, hob, microwave, fridge/freezer and new combined washer dryer, 20'6" dual aspect lounge/diner leading to a large balcony with far reaching sea views, living room with TV aerial, and internet connections located in the hallway. This beautifully presented flat is within immediate access of Pevensey Bay beach and also has well kept and enclosed rear communal gardens.

Clarence Court is situated in the sought-after coastal village of Pevensey Bay, within level walking distances of Sovereign Harbour, local bus services and mainline railway station, providing access to the nearby towns of Eastbourne with its comprehensive range of shopping and leisure facilities, seafront promenade and the renowned Towner Art Gallery as well as services affording access to Bexhill-on-Sea with its iconic De La Warr Pavilion and following on to the historic town of Hastings.

Further benefits include recently refurbished garage en bloc, newly fitted electric radiators which can be remotely controlled, updated consumer unit and double glazing throughout.

The apartment benefits from a share of the freehold and a long lease of approximately 940 years. The block is well managed, with service charges of £1,200 per annum, and the property falls within Council Tax Band B.

To fully appreciate this beautiful property, viewing is considered essential via the vendor's sole agents, Just Property.

what3words – ///stir.ramps.mainly

## FEATURES

- \*\*\* CHAIN FREE \*\*\*
- Desirable Seafront Location With South Facing Sea Views
- Balcony
- Immaculately Presented Throughout
- Two Double Bedrooms
- Enclosed Communal Gardens
- Garage En Bloc

