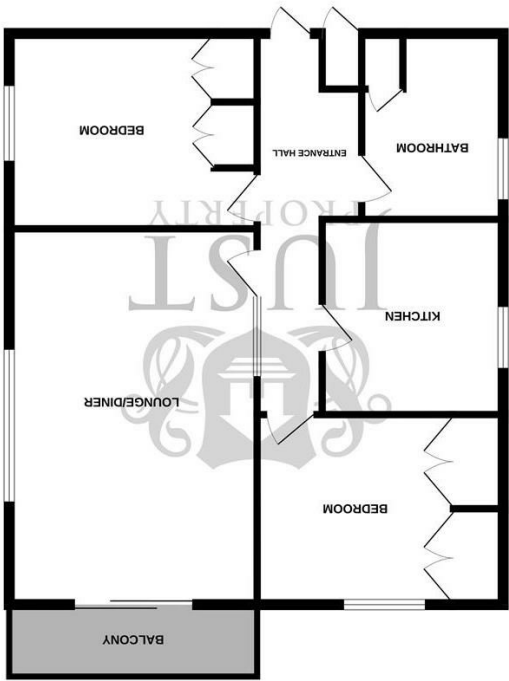




England & Wales			EU Directive 2002/91/EC
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
			39
			67

Notes: Energy efficiency has been calculated in accordance with the methodology set out in the Energy Performance of Buildings (England and Wales) Regulations 2006. The rating is based on the energy performance of the building, taking into account the energy used for heating, cooling, ventilation, hot water, and lighting. The rating is based on the energy performance of the building, taking into account the energy used for heating, cooling, ventilation, hot water, and lighting. The rating is based on the energy performance of the building, taking into account the energy used for heating, cooling, ventilation, hot water, and lighting.



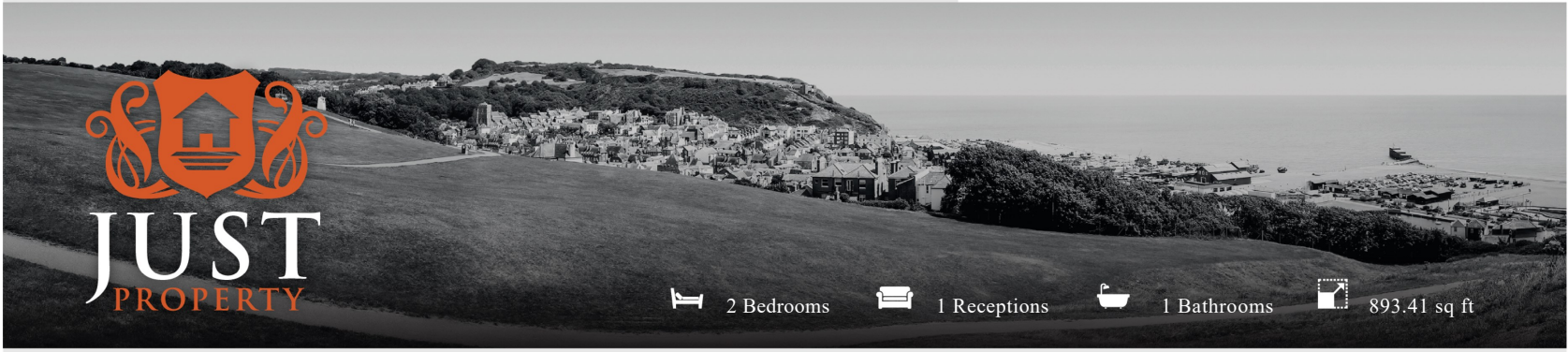
SECOND FLOOR



27 Clarence Court Timberlaine Road, Pevensey Bay, BN24 6BY

## FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms 1 Receptions 1 Bathrooms 893.41 sq ft

27 Clarence Court Timberlaine Road, Pevensey Bay, BN24 6BY

Leasehold - Share of Freehold

£260,000







Leasehold - Share of Freehold

£260,000



2 Bedrooms 1 Receptions 1 Bathrooms 893.41 sq ft

## 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

## 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

## FEATURES

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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.