



Pevensey Bay Road, Eastbourne BN23 6JF

welcome to

Pevensey Bay Road, Eastbourne

Fox & Sons are delighted to present to the market this detached three/four bedroom chalet style family home located in a convenient location within close proximity to Eastbourne's Sovereign Harbour, The Crumbles Retail Park, local shops and benefits from being situated on a main bus route. The property has gated access with a large driveway for several cars including the option for a large motor home. The garden has been landscaped and wraps around the side and front of the property and boasts a large outbuilding/work station. Viewing comes highly recommended to fully appreciate the size, space and the finish of this property.



Porch

Double glazed patio doors to the front aspect, further area which has engineered oak flooring throughout, double glazed windows to the front aspect and door through to entrance hall.

Entrance Hall

Having engineered oak flooring throughout the ground floor, understairs storage cupboard and a radiator.

Lounge

13' 4" x 11' (4.06m x 3.35m)

Having double glazed windows to the front and side aspects, dual aspect room, and a radiator.

Ground Floor Bedroom One

12' 4" x 10' 8" (3.76m x 3.25m)

Double glazed window to the front aspect and a radiator.

Ground Floor Bedroom Four

11' 2" x 11' (3.40m x 3.35m)

Having a double glazed window to the rear aspect with further double glazed doors leading to the garden, feature electric fireplace, engineered oak flooring, and a radiator.

Kitchen/ Dining Room

22' 8" x 14' 1" (6.91m x 4.29m)

A large open plan living space with a range of wall and base units including sink and drainer with mixer tap, integrated appliances include dishwasher, washing machine, and tumble dryer, space for a fridge/freezer, eye level double oven, four ring electric hob with extractor fan over, solid oak worktops, partly tiled walls, wall mounted gas boiler, radiator, double glazed windows to the rear and side aspects with double glazed patio doors leading to the rear garden.

Ground Floor Bathroom

6' 10" x 6' 9" (2.08m x 2.06m)

A double glazed window, paneled bath with wall mounted shower, low level wc, wash hand basin, and radiator with partly tiled walls.

First Floor Landing

Stairs from ground floor to first floor landing and double glazed window to the side aspect.

Bedroom Two

14' 5" x 10' (4.39m x 3.05m)

Double glazed window to the front and side aspects, a walk in wardrobe with rails, and a radiator.

Bedroom Three

16' 7" x 7' 10" (5.05m x 2.39m)

Double glazed window to the rear aspect and radiator.

Shower Room

8' 6" x 5' 5" (2.59m x 1.65m)

With an enclosed shower cubicle with wall mounted shower, wash hand basin, low level wc, radiator, partly tiled walls and double glazed window to the side aspect.

Rear Garden

The rear garden is beautifully landscaped with gated side access to the driveway, the main area is laid to lawn with various mature shrub borders and trees, to the rear of the garden is access to a large workshop with power and lighting. There are various sheds in the garden, a paved seating area to the side of the property with access to the front garden which is laid to lawn with a pathway leading to the front door.

Parking

A spacious driveway with gated entry and providing off road parking for multiple vehicles. The driveway is owned by number 79 and previously had a garage on the site which could be reinstalled if required.

Agents Note

There is potential subject to the usual planning permissions and consents for potential of re development of the rear garden to be turned into a dwelling. For further information please contact the agent and all planning permission would be required.



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welcome to

Pevensey Bay Road, Eastbourne

- DETACHED CHALET BUNGALOW
- THREE/FOUR BEDROOMS
- GROUND FLOOR BEDROOMS & BATHROOM
- KITCHEN/ DINING ROOM
- LANDSCAPED GARDEN WITH OUTBUILDING/ WORKSHOP
- LARGE DRIVEWAY FOR SEVERAL CARS
- CLOSE TO SHOPS & MAIN BUS ROUTE

Tenure: Freehold EPC Rating: C

guide price

£500,000-£530,000



Total floor area 128.0 m² (1,378 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Please see www.foxandsons.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL110604 - 0003

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