

Norman Court Eastbourne Road, Pevensey Bay Pevensey BN24 6EJ



welcome to

Norman Court Eastbourne Road, Pevensey Bay Pevensey

Wonderful two bedroom ground floor coastal flat located in the desirable location of Pevensey Bay, the property is conveniently within walking distance to the beach, local shopping facilities, amenities and restaurants.













Entrance Hall

Private door to the front, storage cupboard, entryphone system, split-level with stairs leading to the lounge, bedroom and balcony.

Kitchen

8' 7" x 6' 8" (2.62m x 2.03m) A fitted kitchen with a range of wall and base units incorporating integrated oven and hob, window to the front aspect, space and plumbing for washing machine and slimline dishwasher, integrated fridge/freezer, partly-tiled walls, stainless steel sink and drainer unit with mixer tap, wall-mounter boiler.

Lounge

15' 11" x 10' 8" (4.85m x 3.25m) **Balcony Bathroom** 6' 8" x 5' 4" (2.03m x 1.63m) Fitted suite comprising low level WC, wash hand basin, window to the side aspect, partly-tiled walls, panel bath with electric shower.

Bedroom One

12' x 8' ($3.66m\ x\ 2.44m$) Double glazed window to the rear aspect, stunning sea views, radiator.

Bedroom Two

9' 9" x 9' 8" (2.97m x 2.95m) Double glazed window to the front aspect, built-in wardrobes, radiator.

Outside Garage

Up and over door in block to the rear of the building with power and lighting.

Agents Notes

The property benefits from a share in the freehold and parking on a first come first serve basis.





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Bay Pevensey

- GROUND FLOOR FLAT WITH SHARE IN THE FREEHOLD *** LOW SERVICE CHARGES***
- TWO BEDROOMS
- LOUNGE WITH SPACE FOR DINING
- BALCONY WITH BEAUTIFUL SEA VIEWS
- POPULAR SEASIDE LOCATION

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£200,000**





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Property Ref: LGL111242 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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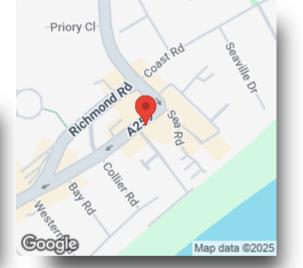


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Please note the marker reflects the postcode not the actual property