



Pevensey Bay Road, Eastbourne BN23 6JD

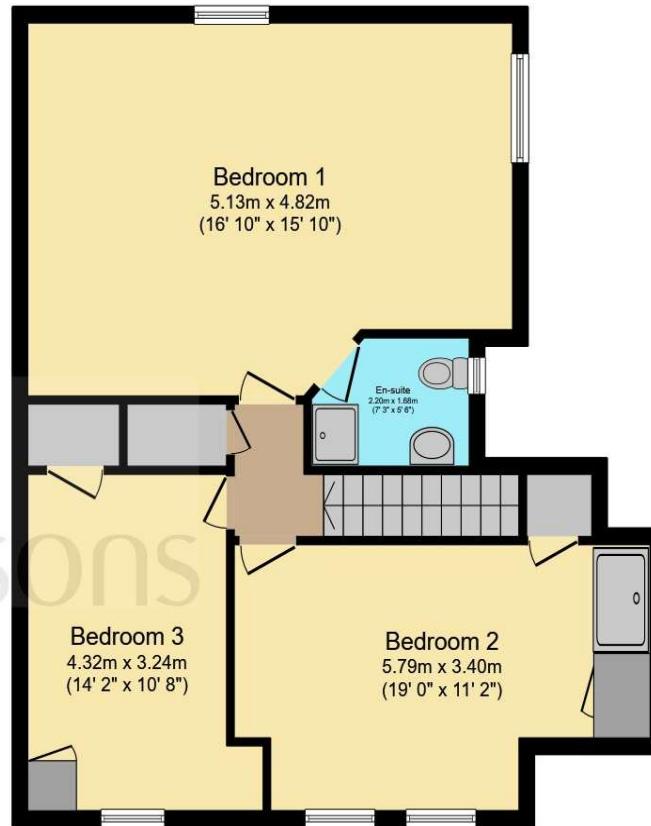
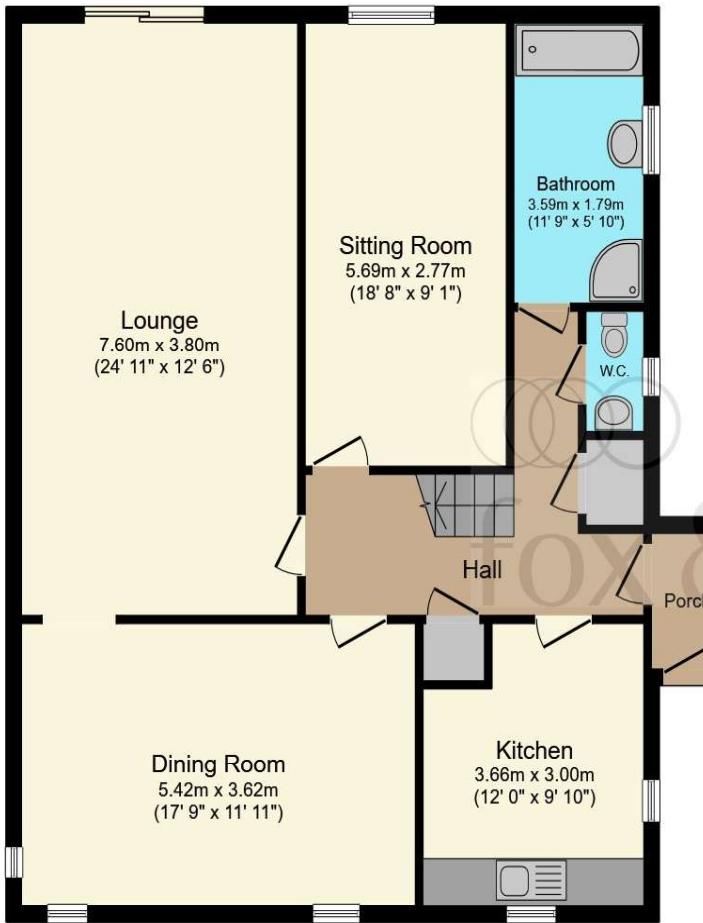
fox & sons

welcome to

Pevensey Bay Road, Eastbourne

Spacious and versatile five-bedroom detached home arranged over two floors, offering flexible accommodation ideal for families or those working from home. The property features two en-suite bedrooms, a generous garden with a converted outbuilding, and a large driveway for multiple cars.





Total floor area 170.9 m² (1,839 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). Powered by www.focalagent.com

Entrance Porch

Entrance Hall

Downstairs W/C

Kitchen

12' x 9' 10" (3.66m x 3.00m)

Dining Room/ Bedroom

17' 9" x 11' 11" (5.41m x 3.63m)

Lounge

24' 11" x 12' 6" (7.59m x 3.81m)

Bedroom 5

18' 8" x 9' 1" (5.69m x 2.77m)

Bathroom

11' 9" x 5' 10" (3.58m x 1.78m)

Stairs To First Floor Landing

Bedroom One

16' 10" x 15' 10" (5.13m x 4.83m)

En-Suite

7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom Two

19' x 11' 2" (5.79m x 3.40m)

Bedroom Three

14' 2" x 10' 8" (4.32m x 3.25m)

Rear Garden

Driveway

welcome to

Pevensey Bay Road, Eastbourne

- FIVE BEDROOM DETACHED HOME
- FLEXIBLE LAYOUT WITH GROUND FLOOR BEDROOMS
- TWO EN-SUITE BEDROOMS UPSTAIRS
- WELL-KEPT KITCHEN WITH GAS HOB
- SPACIOUS LOUNGE WITH LAMINATE FLOORING

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£525,000



view this property online fox-and-sons.co.uk/Property/LGL111631

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.



Property Ref:
LGL111631 - 0004

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk