

Aqua Blu, Pevensey Bay, East Sussex





Aqua Blu, 352 Coast Road, Pevensey Bay, East Sussex

A fantastic and beautifully presented detached property occupying a magnificent location on the beach at Pevensey Bay with stunning views as well as a garage and off-road parking. The internal accommodation is extremely flexible and offers the potential to create two self-contained one bedroom annexe/studios if required.

Pevensey Bay 1 mile. Normans Bay 1 mile. Eastbourne marina 3.5 miles. Eastbourne station 5.3 miles (London Victoria/ London Bridge from 97 minutes). Polegate station 7.3 miles (London Bridge from 83 minutes). (All times and distances approximate)



Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311

Council tax band: D

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.





Flexible and beautifully presented accommodation adjoining the beach and enjoying magnificent sea views.

The Property

Aqua Blu is a fantastic family house with stunning sea views and direct beach access. The beautifully presented property offers extremely flexible accommodation, arranged over three floors, with the potential to create two self-contained one bedroom annexe/studios if required, one on the lower ground floor and another on the ground floor. Independent access is available to the ground floor via an external staircase.

At the front of the house, steps lead up to the front door which opens into a lower ground floor entrance hall giving access to a bedroom/studio with kitchenette area and an en suite shower room. Double doors open onto a fabulous raised terrace with views over the front garden and countryside beyond. There is also a large utility room at the rear of the house.

On the ground floor, there is a wonderful open plan kitchen/living/dining room with fantastic sea views and direct access to the beach. The bespoke kitchen includes a range of wall and base units, integrated appliances and a fabulous semi-circular island. To one side, there is space for a dining table and, at the far end of the room, an attractive sitting area with a modern wood burner and full width sliding doors opening onto the rear garden and beach beyond.

On this level, there is also a w.c. and a door leading through to a bedroom with kitchenette area, en suite shower room and double doors to a Juliet balcony enjoying lovely views to the front over the surrounding countryside. Stairs lead up to two further bedrooms on the first floor, both with beautifully appointed en suite facilities.

Gardens and Grounds

To the front of the house there is a single garage, driveway (providing off-street parking) and an attractive garden with a sitting area. To the rear, the garden includes an area with artificial grass providing the perfect space for sitting, dining and entertaining whilst enjoying the wonderful sea views and sunsets. The lower part of the garden is shingle and leads directly onto the beach, a section of which (in front of the house) is privately owned by the property up to the high tide line.





Situation

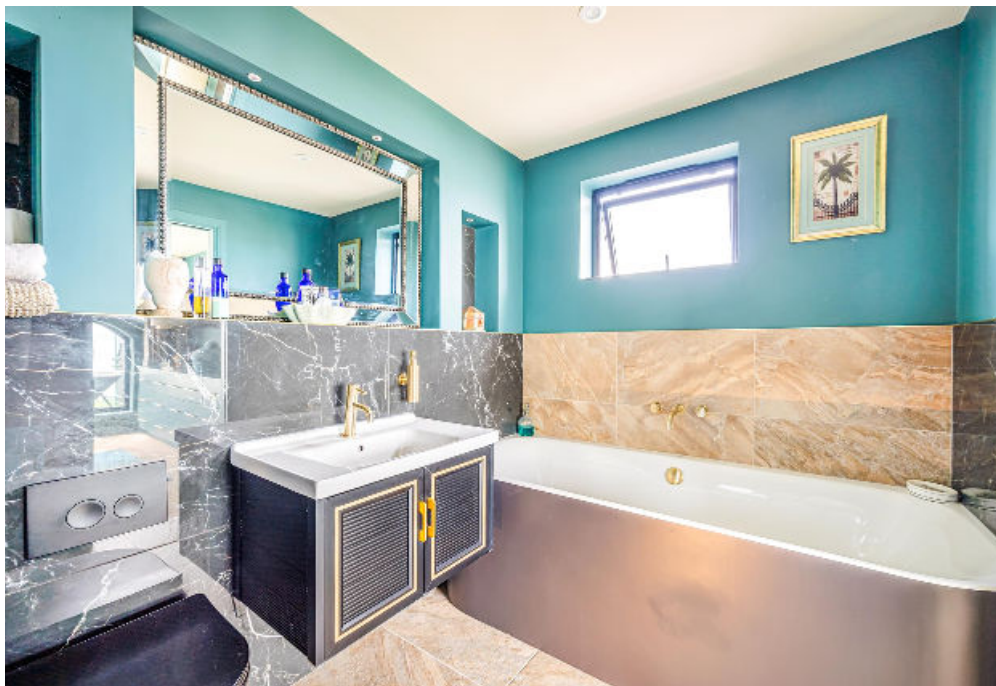
The property is situated in a wonderful position adjoining the beach at Pevensey Bay, historically the landing place for William the Conqueror, and enjoys spectacular views across the sea to the south towards the Royal Sovereign lighthouse; Eastbourne town/ marina and Beachy Head to the west; and to the hills beyond Hastings at Fairlight to the east. Pevensey Bay village offers shops and post office serving everyday needs, with the nearby town of Eastbourne (4 miles) providing an extensive range of shopping and recreational facilities. Train services to London Bridge and Victoria are available from Eastbourne, and the A22 provides connections to the M25 and national motorway network linking through to London Heathrow and Gatwick airports, the Channel Tunnel and ferry ports.

There is an excellent choice of schooling in the area, in both the state and private sectors, including St Andrews Preparatory School, Eastbourne College, Battle Abbey Preparatory and School, and Bede's (Preparatory at Eastbourne and Senior School at Lower Dicker).

Leisure activities in the area include golf courses at Pevensey Bay, Royal Eastbourne, Willingdon, Cooden Beach and Highwoods (Bexhill-on-Sea); sailing and water sports at Pevensey Bay, Eastbourne Marina and south coast centres; various walks in the area including the 1066 Country Walk from Pevensey Castle to Herstmonceux.

Directions (BN24 6NY)

From the A22 head south towards Eastbourne. At the Cop Hall Roundabout, take the left lane onto the Polegate Bypass signposted Eastbourne (A27/A22). Continue on the A27 for 4.7 miles. At the Pevensey Roundabout, take the 4th exit onto Bexhill Road/ A259. After 0.2 of a mile, turn left at the traffic lights onto Wallsend Road (A259) signposted Pevensey Bay. Continue for 0.8 of a mile, passing over the railway lines. At the crossroads traffic lights, turn left onto Coast Road. Continue for 1 mile and the property, number 352 Coast Road, will be found on the right-hand side.





Approximate Gross Internal Floor Area

House: 182.9 sq m / 1969 sq ft

Garage: 12.6 sq m / 136 sq ft

Total: 195.5 sq m / 2105 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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