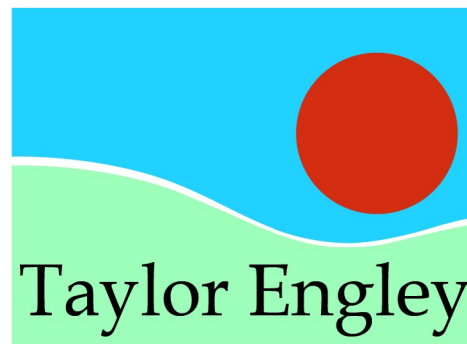


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**5 Castle Drive, Pevensey Bay, Pevensey, East Sussex, BN24 6JP**  
**Guide Price £370,000 Freehold**

**ENJOYING FAR REACHING VIEWS OVER FARMLAND - A TWO BEDROOMED SEMI-DETACHED HOME** located in the popular coastal village of Pevensey Bay. Although requiring some modernisation, the property is considered to offer much potential and is offered with the benefit of gas fired central heating and double glazed windows. Feature include a 20'2 max x 11'11 max sitting/dining room, spacious conservatory, two first floor double bedrooms, garage, driveway parking and mature gardens. EPC = D



**The property is situated in the popular coastal village of Pevensey Bay being within walking distance of Pevensey Bay village which provides a variety of local shops. The Sovereign Harbour Retail Park which offers a range of shopping facilities, cafes and restaurants is approximately one and a half miles distant. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately four and a half miles distant.**

**\* SEMI-DETACHED HOME \* LOCATED IN POPULAR COASTAL VILLAGE \* ENJOYING FAR REACHING VIEWS OVER FARMLAND \* REQUIRES SOME MODERNISATION \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* 20'2 MAX X 11'11 MAX SITTING/DINING ROOM \* SPACIOUS CONSERVATORY \* GROUND FLOOR BATHROOM \* GROUND FLOOR WC \* KITCHEN \* TWO FIRST FLOOR DOUBLE BEDROOMS \* MATURE GARDENS \* CHAIN FREE \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Porch

Door opening to rear garden. Front door opening to:

### Entrance Hall

Central heating thermostat, radiator.

### Sitting/Dining Room

20'2 max x 11'11 max (6.15m max x 3.63m max)

Corner stone fireplace, radiator, serving hatch to kitchen, window to side and door to rear opening to conservatory.

### Conservatory

18'5 max x 10'9 max (5.61m max x 3.28m max)  
(10'9 max reducing to 5'10)

Radiator, power, door to rear garden.

### Kitchen

12'3 max x 8'2 max (3.73m max x 2.49m max)

(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, wall mounted cupboard housing Worcester gas fired boiler, central heating programmer, space for slot-in cooker with extractor fan over, space and plumbing for washing machine, understairs storage cupboard, outlook to front with far reaching views over farmland and towards Pevensey Castle in the distance.

### Ground Floor Bathroom

Bath, pedestal wash hand basin, cupboard housing cylinder, window to front.

### Separate Wc

Low level wc, radiator, window to side.

Stairs rising from entrance hall to:

### First Floor Landing

Loft hatch to roof space.

### Bedroom 1

17'1 max x 11'11 max (5.21m max x 3.63m max)  
(17'1 max reducing to 13'10)

Access to under eaves storage space with light, outlook to rear.

### Bedroom 2

15' max x 9'3 max (4.57m max x 2.82m max)

(15' max to wardrobe cupboard front reducing to 11'10 to wardrobe cupboard front)

Full height fitted wardrobe cupboards, built-in wardrobe cupboard, under eaves cupboard, outlook to front with far reaching views over farmland and towards Pevensey Castle in the distance.

### Outside

#### Garage

17' x 8'4 (5.18m x 2.54m)

(Maximum measurements including depth of any internal pillars and fittings)

Light and power, pitched roof, electrically operated door, personal door to side opening garden.

#### Front Garden

Spacious front garden area having areas of lawn, mature trees and shrubs.

#### Driveway

Providing parking and with potential space to be widened, if desired.

#### Rear Garden

The rear garden tapers away from the property having small area laid to lawn, some mature shrubs and a shed. To the side of the property there is a paved area with a personal door opening to the garage.

#### COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District Council - currently £2,190.66 until March 2025.

#### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

#### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

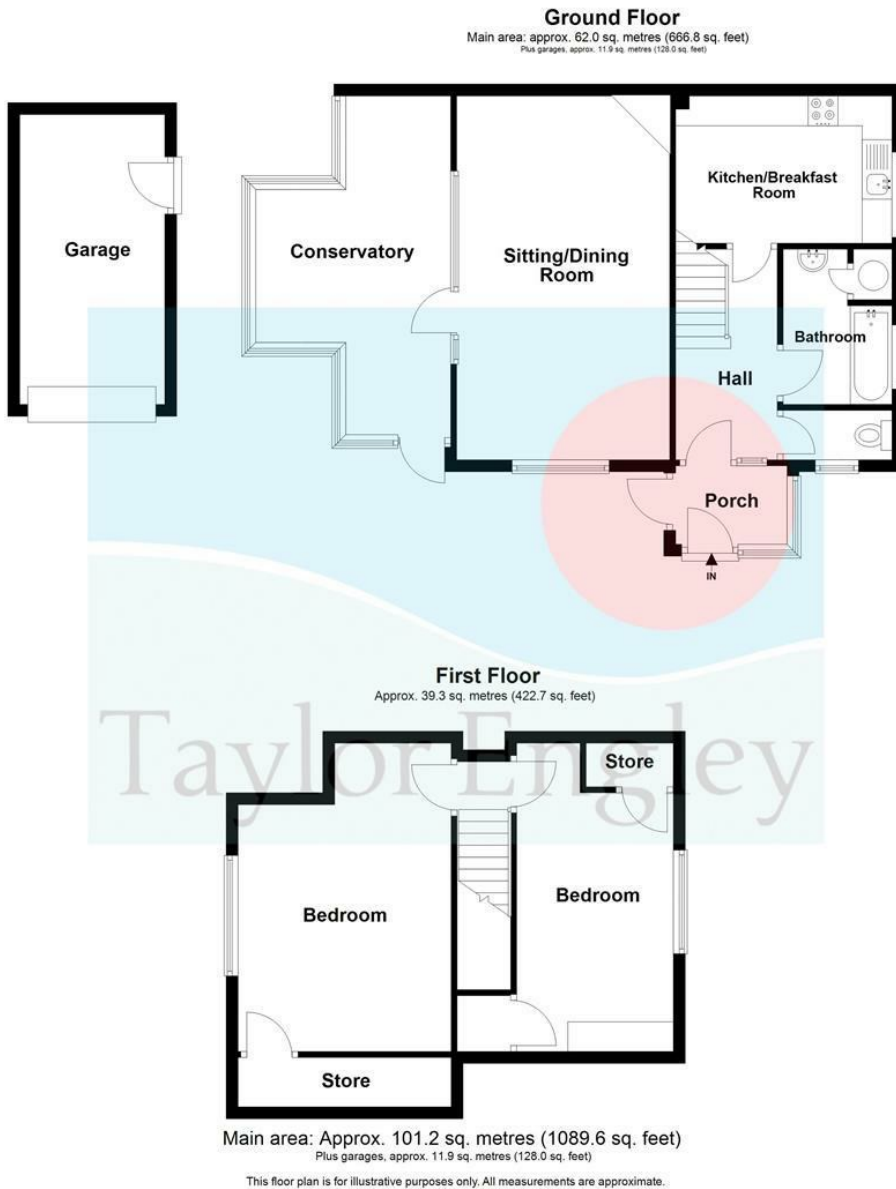
#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>87</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>64</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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