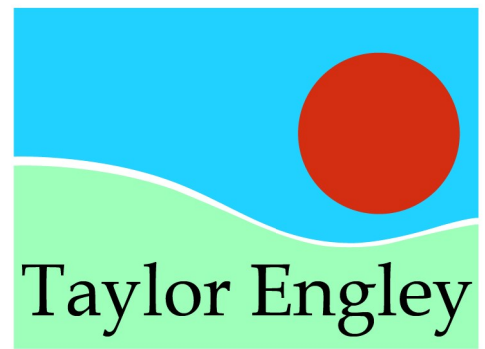


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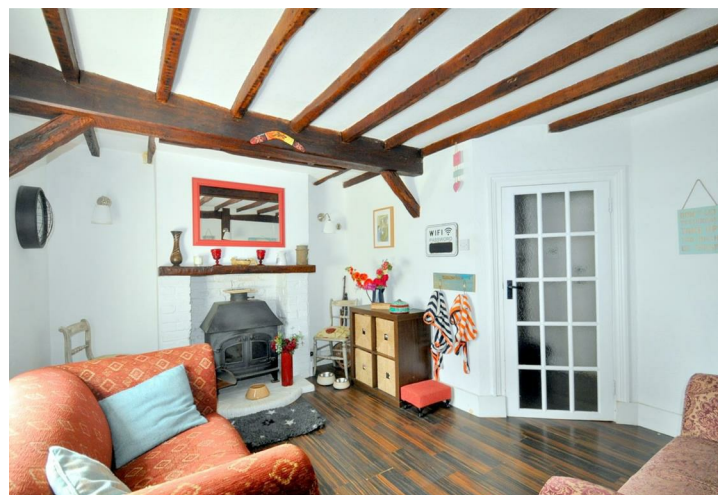
Cornerstone Cottage, 2 Bay Terrace, Pevensey Bay, Pevensey, BN24 6EE
Asking Price £425,000 Freehold

An excellent opportunity arises to acquire this attractive **THREE BEDROOMED** character home, located in the heart of Pevensey Bay village, being within just a short walk to the beach and local amenities. The property is considered to be in good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include an attractive sitting room/dining room, separate snug, fitted kitchen and three double bedrooms, there is a ground floor bathroom, separate utility room/cloakroom and basement storage. To be able to fully appreciate the property, an internal viewing is highly recommended. EPC = D



The property is located in the heart of Pevensey Bay village, being within just a few moments walk of local amenities and the beach. Bus services serve the local area and the Sovereign Harbour retail park, which offers a variety of local shops 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 five miles distant.

*** CHARACTER COTTAGE IN HEART OF PEVENSEY BAY VILLAGE * CLOSE PROXIMITY TO BEACH
 * SITTING ROOM/DINING ROOM * SNUG * FITTED KITCHEN * GROUND FLOOR BATHROOM *
 UTILITY/CLOAKROOM * THREE DOUBLE BEDROOMS * ROOF TERRACE * BASEMENT/STORE *
 COURTYARD GARDEN * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * GOOD
 DECORATIVE ORDER * INTERNAL VIEWING HIGHLY RECOMMENDED**



The accommodation

Comprises:

Front Door

To:

Entrance Porch

Quarry tiled floor, stable door opening to:

Snug

14'2 max x 9'5 (4.32m max x 2.87m)

14'2 max including depth of chimney breast x 9'5

Brick fireplace with oak mantle, radiator, outlook to front and door to:

Hall

Radiator, understairs recess.

Sitting Room/Dining Room

24'11 max x 13'11 max (7.59m max x 4.24m max)

24'11 max x 13'11 max reducing to 11'9 in dining area.

Attractive double aspect room, feature brick fireplace with tiled hearth and oak mantle, radiator, outlook to front and side, step up to dining area with radiator and outlook to side.

Utility Room/Cloakroom

9'6 max x 5'2 max (2.90m max x 1.57m max)

(maximum measurements including depth of fittings)

Wash hand basin set into drawer unit, low level w.c, wall mounted cupboards, worktop, space for tumble dryer, space and plumbing for washing machine, chrome effect heated towel rail.

Ground Floor Bathroom

10'10 max x 7'10 max (3.30m max x 2.39m max)

Roll top style bath with mixer tap and shower attachment, wash hand basin set into drawer unit, separate shower cubicle, low level w.c, chrome effect heated towel rail, linen/store cupboard housing Worcester wall mounted gas fired boiler and shelving, central heating programmer, downlighter.

Stairs from hall down to:

Fitted Kitchen

13'3 max x 7'6 max (4.04m max x 2.29m max)

Maximum measurements including depth of fitted units.

Comprises single drainer one and a half bowl sink unit with mixer tap, worktop with base units below, wall mounted cupboards, Zanussi dishwasher, Richmond cooker, space for fridge/freezer, wall mounted electric heater, downlighter, window and door to rear courtyard.

Stairs rising from hall floor to:

First Floor Landing

Attractive vaulted ceiling, radiator, access to spacious roof space having velux window and small window, two radiators.

Internal Store Room

7'1 x 5'2 (2.16m x 1.57m)

Downlighters, radiator.

Door from landing area to:

Roof Terrace

Approximately 9'7 x 8'4, being fenced and having astroturf.

Bedroom 1

12'9 max x 12' (3.89m max x 3.66m)

Two shelved recesses, built in wardrobe cupboard, radiator, outlook to front.

Bedroom 2

13'7 x 9' (4.14m x 2.74m)

Radiator, shelved recesses, outlook to front with sea view.

Bedroom 3

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

Vaulted ceiling, radiator, outlook to side.

Outside

Courtyard style garden to rear with outside tap and outside light, access to:

Basement Store

Spacious storeroom area housing gas and electric meters and consumer unit, window to side, limited head height.

Front Garden

Laid to beach and having picket fence.

N.B

We are informed by our client that the property is subject to a flying freehold and the construction is timber frame, solid masonry and block and cavity.

(This information is subject to verification)

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - D Wealden District Council £2464.49 until 31st March 2025.

FOR CLARIFICATION:

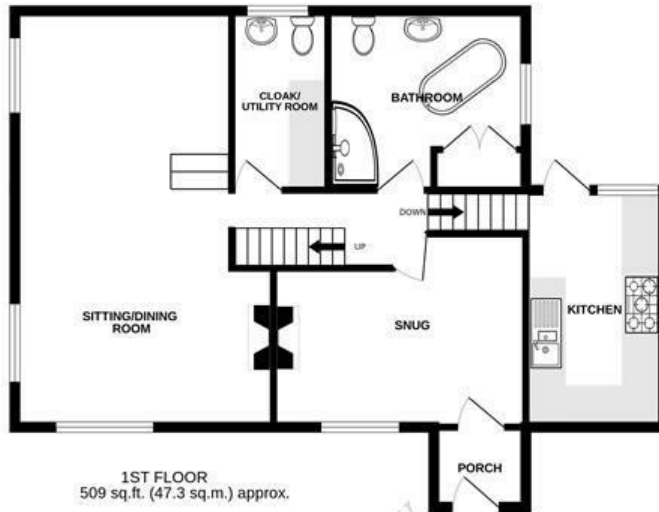
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

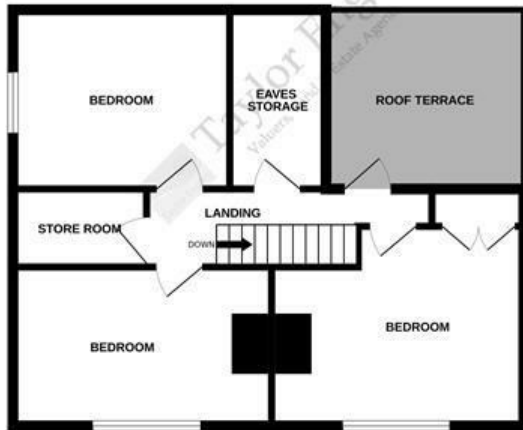
All appointments are to be made through TAYLOR ENGLEY.



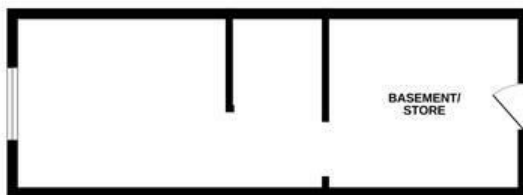
GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



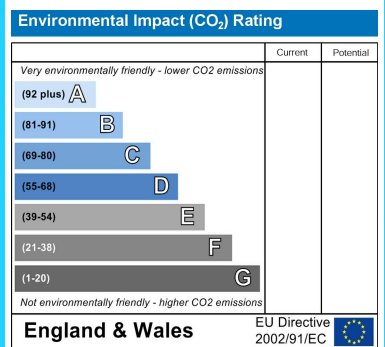
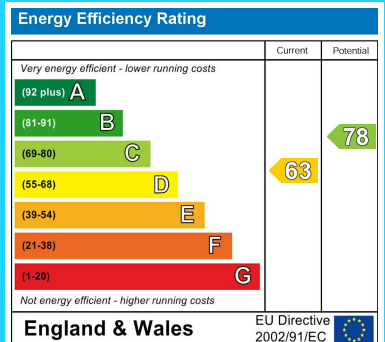
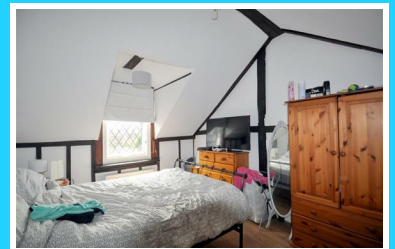
BASEMENT
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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