

Valuers, Land & Estate Agents

6 Cornfield Road

Eastbourne

East Sussex BN21 4PJ

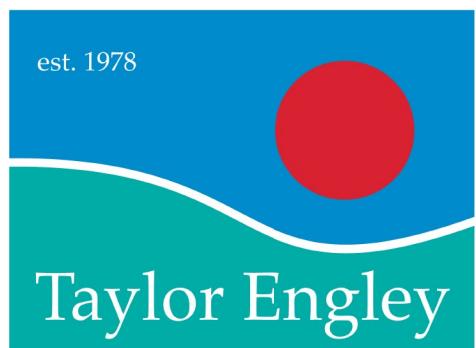
Tel: (01323) 722222

Fax: (01323) 722226

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)

[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)

est. 1978



**Pebbles Channel View Road, Pevensey Bay, Pevensey, East Sussex, BN24 6LU**  
**Asking Price £410,000 Freehold**

An excellent opportunity arises to acquire this TWO BEDROOMED DETACHED BUNGALOW, located in the popular coastal village of Pevensey Bay, 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 a double aspect living room, fitted kitchen, conservatory, integral garage, driveway parking and corner plot gardens. To be able to fully appreciate the property, an internal viewing is highly recommended.



The property is located in the popular coastal village of Pevensey Bay, being within walking distance 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.

**\* POPULAR COASTAL VILLAGE OF PEVENSEY BAY \* CLOSE TO BEACH \* DOUBLE ASPECT LIVING ROOM \* KITCHEN \* CONSERVATORY \* TWO BEDROOMS \* SHOWER ROOM \* INTEGRAL GARAGE \* CORNER PLOT GARDENS \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \***



## **The accommodation**

Comprises:

Front door opening to:

### **Entrance Vestibule**

Glazed door to:

### **Hall**

Radiator, built-in store cupboard, built-in linen cupboard, personal door to garage, loft hatch to roof space with fitted ladder, light Velux window and housing Worcester gas fired boiler.

### **Living Room**

21'4 max x 10'11 max (6.50m max x 3.33m max)  
(21'4 max into bay x 10'11 max reducing to 7'1 into front bay area)  
Double aspect, stone fireplace surround (not open)  
two radiators.

### **Kitchen**

11'6 max x 10'4 max (3.51m max x 3.15m max)  
(Maximum measurements include depth of fitted units)

Comprises: single drainer one and a half bowl stainless steel sink unit, range of base and wall mounted cupboards, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, electric eye level oven, gas hob with extractor fan over, downlighters, window overlooking conservatory and door to covered side area leading to:

### **Conservatory**

14'11 max x 9'9 max (4.55m max x 2.97m max)  
Radiator, fitted blinds, light and power, double doors to garden and single door from covered sideway area to side.

### **Bedroom 1**

13'10 x 9'9 max (4.22m x 2.97m max)  
Radiator, double aspect room, outlook to front and rear.

### **Bedroom 2**

10'9 x 8'2 (3.28m x 2.49m)

Radiator, outlook to front.

### **Shower Room**

Shower cubicle, wash hand basin with cabinet below, low level wc with concealed cistern, medicine cabinet with shaver point, tiled walls, tiled floor, window to side.

### **Integral Garage**

15'5 max x 7'11 max (4.70m max x 2.41m max)  
Light and power, electric meter and consumer unit, personal door to hall and electric up and over door to front, tap.

### **Corner Plot Gardens**

Having lawned area, timber shed, paved areas outside tap, and driveway parking.

### **COUNCIL TAX BAND:**

Council Tax Band - 'D' Wealden District Council.

### **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)

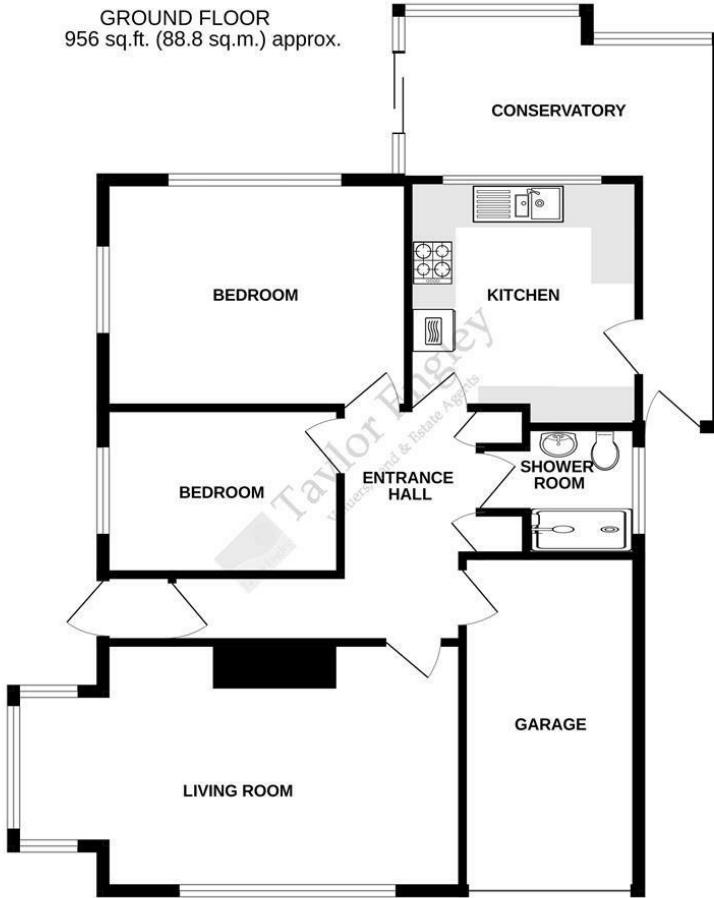
### **FOR CLARIFICATION:**

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 ENGLEY.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	78

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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL (01323) 440000 Fax: (01323) 440750