



Channel View Road, Pevensey Bay, BN24 6LU

£825,000 - £875,000 Freehold

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# *in brief...*

- 5 bedroom detached home
- 4 bath/shower rooms
- Principle bedroom with en-suite and dressing room
- Beautifully renovated inside and out
- Stunning beachside location

- Sought after coastal village
- Detached double garage
- Close to local amenities
- Landscaped front and rear gardens
- 0.7 miles from mainline railway station



## *in more detail...*

A newly renovated 5 bedroom 4 bath/shower room detached family home in this highly sought after coastal village, with a stunning kitchen breakfast room, impressive 22ft living room, separate family room, landscaped garden, detached double garage, principle bedroom with en-suite and dressing room.

Occupying a delightful position just yards from the renowned and picturesque Pevensey Bay beach this superb coastal home has been renovated throughout to an exceptional finish including fully integrated kitchen appliances, tiled flooring throughout, a new heating system, re-wiring, Hive active heating, a new slate roof, new weatherboarding, bi-folding doors in the kitchen and living room, landscaped rear garden, new detached double garage, new paved driveway and many other high quality finishing touches.

An imposing light and spacious entrance hall and dining area runs front to back of the house allowing views over the rear garden, an impressive living room with bi-fold doors leads to the kitchen breakfast room with central island, integrated appliances, bi-fold doors opening onto the adjacent seating terrace and access to the utility room with plumbing for washing machine and tumble dryer and a door opening to side next to the garage.

A family room and cloakroom are also on the ground floor along with two en-suite double bedrooms, one of which has double doors leading to the adjacent seating terrace.

From the entrance hallway a staircase raises to the first floor offering; a principle bedroom suite with a dressing room and four piece en-suite bathroom with walk in shower and double ended bath. The first floor also benefits from further double bedrooms and a beautifully fitted shower room.



## *outside and the location...*

Outside the property has been fully landscaped to create a separate 'rooms' to the garden, a low brick wall provides a division of a level lawn area, a beach style shingle area and a spacious wraparound seating terrace. A double garage has been erected and a new paved driveway has been laid to provide parking for several vehicles.

Channelview Road is a no through road enviably positioned within the favoured residential area of this picturesque coastal village leading straight to the beach, the village offers a range of shops and restaurants as well as the popular beach, recreational activities and mainline railway station approximately 0.7 miles distant.

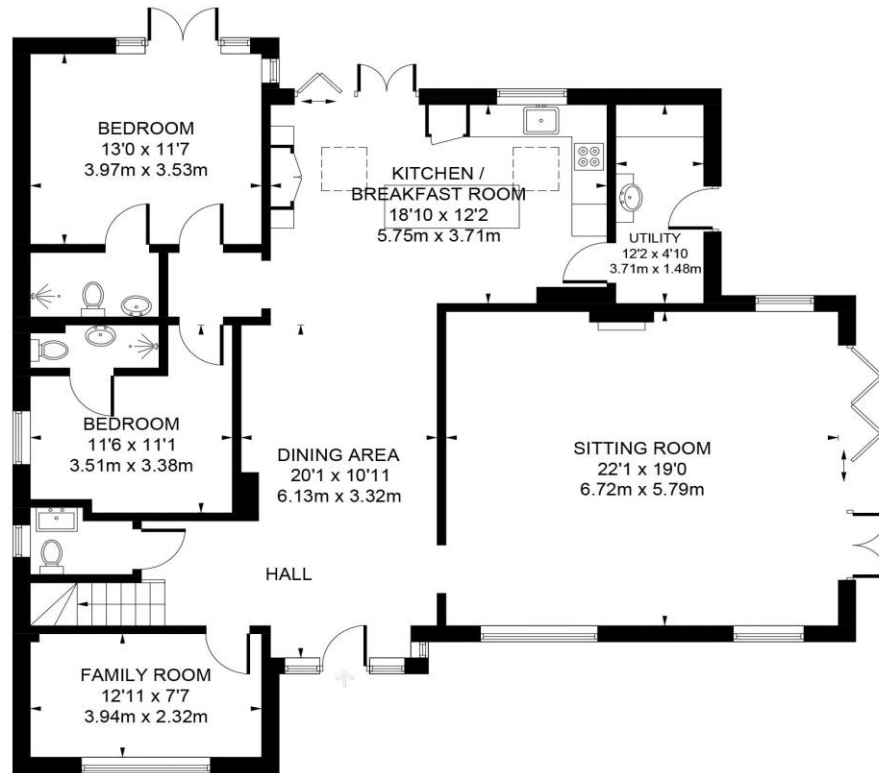
A more comprehensive range of shopping and leisure facilities can and excellent schooling for all age groups is available in the nearby Eastbourne. Eastbourne town centre with its new of shopping centre, mainline railway station, Victorian seafront promenade and International Lawn Tennis Centre at Devonshire is approximately five miles distant.

Eastbourne also offers three principal golf courses, one of the largest sailing marinas on the south coast, access to Downland countryside and villages to the west with wonderful recreational opportunity and numerous public houses and cultural facilities including theatres in Eastbourne and world class opera at nearby Glyndebourne.

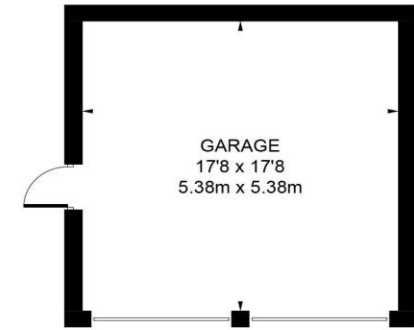
Please check google maps for exact distances and travel times (property postcode: BN24 6LU)

# Channel View Road, Pevensey Bay, Pevensey, East Sussex, BN24

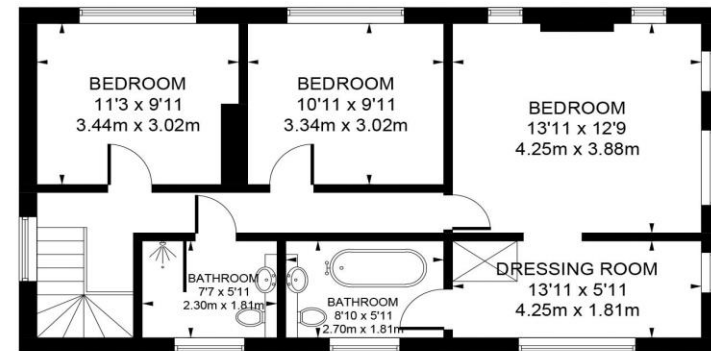
Approximate Gross Internal Area = 2237 sq ft / 207.8 sq m  
Garage = 315 sq ft / 29.3 sq m  
Total = 2252 sq ft / 237.1 sq m



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID651012)

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