

Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



**Eastbourne Road, Pevensey Bay,
Pevensey, East Sussex, BN24 6BN**

£370,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com



2



3



1

THE PROPERTY

Always dreamed of living near the sea? Looking for a project? Then here is your opportunity! This link-detached house certainly ticks the seaside location but also offers a super opportunity to update & style to your own taste. Now requiring modernisation, the accommodation has plenty of natural light and the layout will certainly suit a young family. Entrance door into hallway with cloakroom off and access to the kitchen and receptions rooms. There is a rear lobby off the kitchen and a store/garden room too.... ideal for storing beach or sports equipment but could be potential to become that additional living space you require. On the first floor there are three bedrooms, two doubles and a single along with the family bathroom. The property has gas central heating and is being sold with NO CHAIN.

OUTSIDE

Set back from the road, the property has a good size frontage with driveway parking and an attached garage. The rear garden is also ready for a makeover but is fully enclosed and there is plenty of room for children or pets to play.

THE LOCAL AREA

Located in the sought after area of Pevensey Bay and a short distance from the village High Street and beach. A popular Sussex seaside village, Pevensey Bay has the advantage of a semi-rural community but enjoys access via mainline rail services to London and Hastings. There is a local bus service to Eastbourne town centre where you will find major shops, restaurants and entertainments along with the Sovereign Harbour and The Crumbles Retail Park. There is a good selection of schools in the surrounding area and the location is convenient for access to the A22, A27 and the A259.

ROUTE TO VIEW

Follow the A259 to Pevensey Bay and then take the right hand turning opposite The Bay Hotel into Eastbourne Road. Continue along the road and the property will be found at the far end on the left-hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: D



AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.

