



Conifers & Rose Cottage Wallsend Road, Pevensey, BN24 5NX

Guide Price £1,100,000







# Conifers & Rose Cottage Wallsend Road

Pevensey, BN24 5NX

- A rare opportunity to acquire two immediately adjacent properties
- House with superb kitchen/dining room with bi-fold doors to the garden
- En suite bathroom to main bedroom plus further shower room
- Self-contained accommodation, yet easily combined if required
- Extensive parking to the front with space for a number of vehicles
- Beautifully-presented four bedroom house & two bedroom bungalow
- Two good reception rooms, bath & shower rooms
- Bungalow with L-shaped lounge/dining room with bi-fold doors to garden
- Historic Pevensey village location, close to village pubs, castle and station
- Ideal for dual occupancy or 'Home & Income'

Providing excellent possibilities for dual occupancy, or 'Home & Income' potential, Abbott & Abbott Estate Agents offer this rare opportunity to acquire two immediately adjoining properties - a four bedroom house and a two bedroom bungalow, both currently self-contained but easily combined, both offering bright and beautifully presented accommodation. The house provides excellent family size accommodation with a superb contemporary kitchen/dining room, with bi-fold doors opening onto the rear garden, plus two good reception rooms, an en suite bathroom to the main bedroom, plus a further shower room - all with high standards of finish. The bungalow features a good size, L-shaped lounge/dining room, also with bi-fold doors onto the rear garden, kitchen, utility room and shower room. Both properties have garages and there are private gardens to each property, plus extensive vehicle hardstanding for a number of vehicles to the front, with the property set well back from the road and backing directly onto a recreation ground.

Alternatively, by combining both properties, a large residence with just under 3000 sq ft, of accommodation, providing six bedrooms, four reception rooms, and three bathrooms, could be created.

This is a most unusual and very rarely available opportunity. Viewing is highly recommended.



## CONIFERS

Entrance Lobby

Cloakroom

Spacious Entrance Hall

Main Reception Room 24'7 x 12'4 (7.49m x 3.76m)

Second Reception Room 14'11 x 12'4 (4.55m x 3.76m)

Kitchen/Dining Room 21' x 15'8 (6.40m x 4.78m)

Utility Room 8'8 x 8'2 (2.64m x 2.49m)

First Floor Landing

Bedroom One 20' x 12'6 (6.10m x 3.81m)

En Suite Bathroom

Bedroom Two 14'7 x 12'4 (4.45m x 3.76m)

Bedroom Three 10'8 x 9'4 (3.25m x 2.84m)

Bedroom Four 10'6 x 6'7 (3.20m x 2.01m)







**Shower Room**

**Garage** 9'7 x 8'5 (2.92m x 2.57m)

**ROSE COTTAGE**

**L-Shaped Entrance Hall**

**L-Shaped Reception/ Dining Room**  
28'3 max x 19'5 max (8.61m max x 5.92m max)

**Kitchen** 10'8 x 8'10 (3.25m x 2.69m)

**Utility Room** 6'11 x 6'11 (2.11m x 2.11m)

**Bedroom One/ Bedroom Five** 15'10 x 10'4 (4.83m x 3.15m)

**Bedroom Two/ Bedroom Six** 12'3 x 9'3 (3.73m x 2.82m)

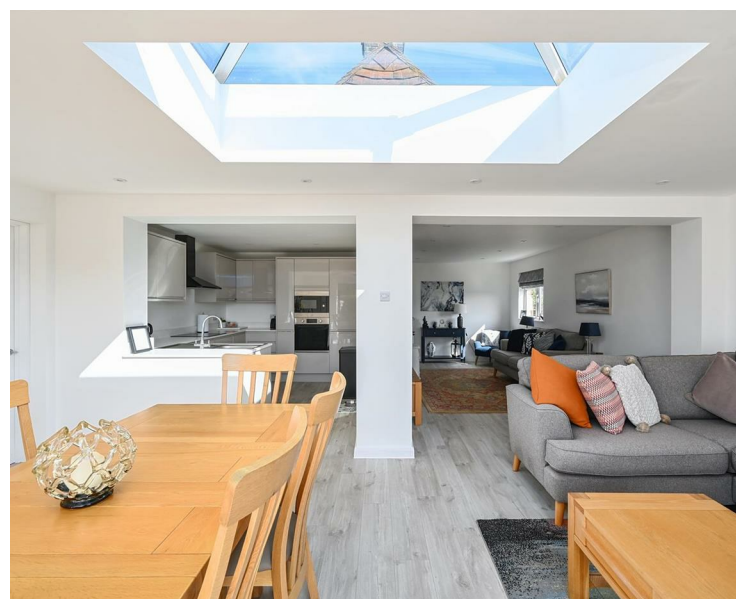
**Shower Room**

**Garage** 11'7 x 8'5 (3.53m x 2.57m)

**Private Gardens**

**Council Tax Bands - Conifers: F, Rose Cottage: D**

**EPC Ratings: Conifers: D, Rose Cottage D**

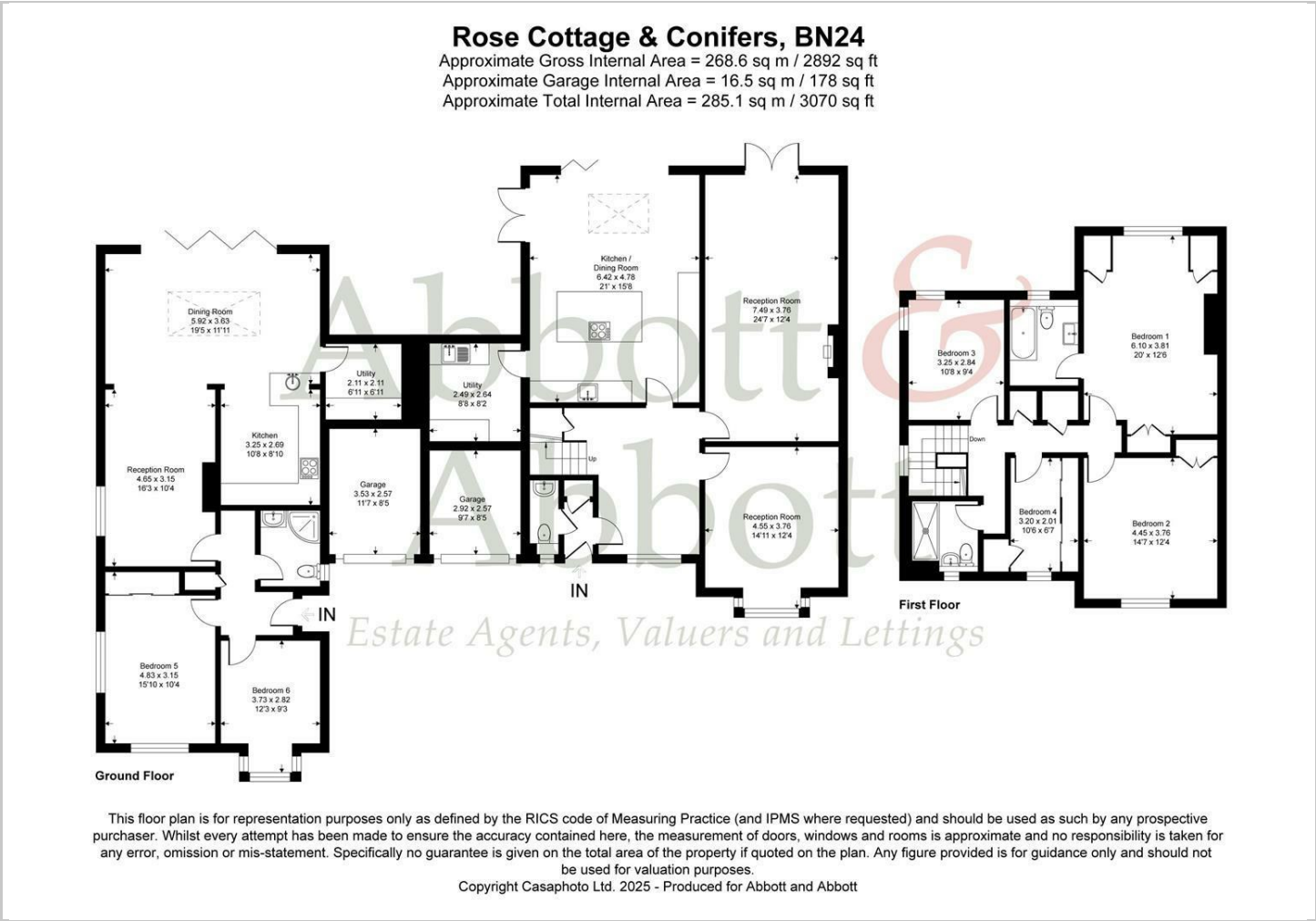








Floor Plans

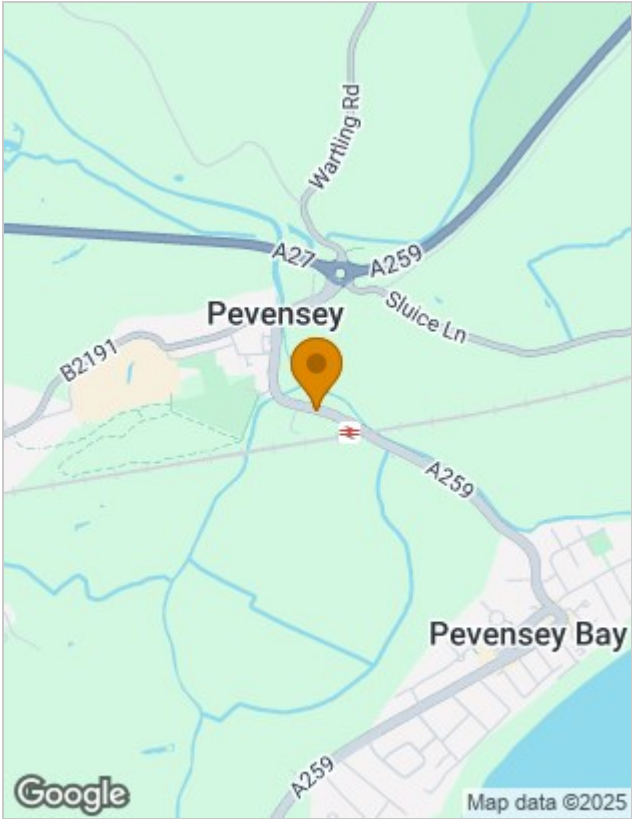


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

