

79 Pevensey Bay Road,
Eastbourne, BN23 6JF

Freehold
Guide Price
£530,000 - £550,000



3/4 Bedrooms 2/3 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Located on the outskirts of Langney and just yards from The Crumbles shopping complex and exciting marina development, this extended detached chalet property offers spacious accommodation comprising three/four bedrooms and two/three receptions. The property is notable for its sizeable and modern kitchen/dining/family room which opens onto lovely mature gardens which enjoy pleasant Westerly aspect. There are both a stylish modern ground floor bath and shower room/wc and a modern first floor shower room/wc and the general decoration throughout is to a high standard. A gated driveway to the side leads to an area of ample parking for multiple vehicles, a large garden cabin and space for a garage, subject to consents. Pevensey Bay Village and Eastbourne town centre are also easily accessible with bus services running nearby.

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Main Features

- Detached Chalet
- 3/4 Bedrooms
- Sitting Room
- Snug/Bedroom 4
- Kitchen/Dining/Family Room
- Modern Ground Floor Bath & Shower Room/WC
- First Floor Shower Room/WC
- Lovely Mature Gardens
- Driveway & Ample Parking
- *Garage Potential

Entrance
Double glazed double doors to-
Entrance Vestibule
Engineered oak flooring. Double glazed windows to front aspect. Frosted inner door to-

Entrance Hallway
Radiator. Understairs cupboard. Meter cupboard. Engineered oak flooring.

Sitting Room
14'8 x 10'8 (4.47m x 3.25m)
Radiator. Carpet. Double glazed windows to front and side aspects.

Bedroom 1
12'4 x 10'7 (3.76m x 3.23m)
Radiator. Carpet. Double glazed window to front aspect.

Snug/Bedroom 4
10'10 x 10'7 (3.30m x 3.23m)
Radiator. Wall mounted electric fire. Engineered oak flooring. Double glazed window to rear aspect. Double glazed double doors to garden.

Kitchen/Dining/Family Room
22'9 x 13'7 (6.93m x 4.14m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces and surrounding solid oak worktops with cupboards and drawers under. Inset four ring electric hob and eye level double oven. Integrated dishwasher, washing machine and tumble dryer. Space for and including fridge freezer. Range of wall mounted units. Extractor. Concealed wall mounted gas boiler. Radiator. Part engineered oak flooring. Double glazed windows to rear and side aspects.

Modern Ground Floor Bath & Shower Room/WC
Panelled bath with mixer tap. Shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin with mixer tap. Radiator. Part tiled walls. Frosted double glazed window.

Stairs from Ground to First Floor Landing:
Double glazed window to side aspect.

Bedroom 2
14'4 x 12'9 (4.37m x 3.89m)
Radiator. Walk in wardrobe. Carpet. Double glazed windows to front and side aspects.

Bedroom 3
15'11 x 11'6 (4.85m x 3.51m)
Radiator. Carpet. Double glazed window to rear aspect.

Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside
There is a lawned front garden with gated access to the spacious side patio garden. This leads onto the lovely mature lawned rear gardens which are well stocked with flowers and shrubs and fruit trees.

Parking
A gated driveway to the side leads to ample parking for multiple vehicles and includes a garden cabin. Scope exists for a garage, subject to consents. The property to the rear has a right of access across the driveway to their property.

Council Tax Band = D

EPC = C