



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom

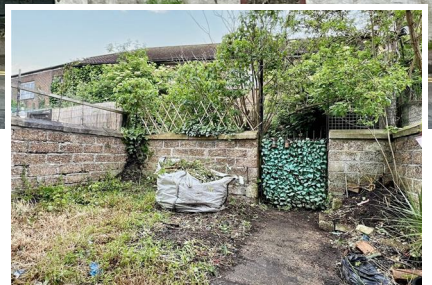


1 Reception



1 Bathroom

£265,000



16 Coast Road, Pevensey Bay, Pevensey, BN24 6AH

Located just yards from Pevensey Bay Village High Street and the stunning beachfront, this Period townhouse has four bedrooms and is being sold CHAIN FREE. Although in need of modernisation and refurbishment throughout, there is a double glazed conservatory, a spacious sitting room and an impressive bath and shower room/wc. A useful cloakroom, utility room and a kitchen (needs replacement) are also included. To the rear is a small walled patio garden. Eastbourne's exciting marina development and the Crumbles shopping complex are approximately half a mile distant.

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Pevensey, BN24 6AH

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Main Features

- Period Bay Fronted
Townhouse

- 4 Bedrooms

- Sitting Room

- Kitchen

- Utility Room

- Double Glazed
Conservatory

- Cloakroom

- Bath & Shower
Room/WC

- Walled Rear Garden

- CHAIN FREE

Entrance

Frosted composite double glazed door to-

Entrance Vestibule

Inner door to-

Entrance Hallway

Radiator.

Sitting Room

13'9 x 11'11 (4.19m x 3.63m)

Radiator. Fireplace with surround, mantel above and inset electric fire. Wood laminate flooring. Double glazed window to front aspect.

Kitchen

9'10 x 9'2 (3.00m x 2.79m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for gas cooker and fridge freezer. Double glazed window to rear aspect.

Utility Room

9'11 x 9'3 (3.02m x 2.82m)

Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Double glazed window to side aspect.

Double Glazed Conservatory

9'1 x 7'2 (2.77m x 2.18m)

Radiator. Engineered oak flooring. Double glazed window to rear aspect. Double glazed door to rear.

Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Bedroom 1

16'2 x 11'0 (4.93m x 3.35m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

Bedroom 2

10'3 x 9'2 (3.12m x 2.79m)

Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Bath & Shower Room/WC

Panelled rolled edge bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. High flush WC. Radiator. Frosted double glazed window.

Staircase from First to Second Floor Landing:

Cupboard. Double glazed window to rear aspect.

Bedroom 3

14'3 x 10'11 (4.34m x 3.33m)

Exposed wooden flooring. Double glazed window to front aspect.

Bedroom 4

10'2 x 10'2 (3.10m x 3.10m)

Radiator. Carpet. Double glazed window to rear aspect.

Outside

There is a walled patio garden to the rear.

Council Tax Band = C

EPC = D

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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.