



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

£289,950



## 27 Pevensey Bay Road, Eastbourne, BN23 6JD

Being sold CHAIN FREE, this chalet style house on the borders of Langney Point has two double bedrooms and backs onto a delightful waterway with a timber jetty. Well presented throughout, there is a fitted kitchen with most appliances included and the open plan sitting/dining room opens onto the secluded Westerly facing rear garden. There is also a first floor bathroom/wc, whilst double glazing and gas fired central heating extend throughout. Parking is provided to the front with a driveway that leads to the single garage. Eastbourne's picturesque seafront, The Crumbles shopping complex and exciting marina development are all within close walking distance.

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## Main Features

- Semi Detached Chalet Style House
- 2 Bedrooms
- Fitted Kitchen
- Sitting/Dining Room
- Bathroom/WC
- Double Glazing
- Westerly Facing Rear Garden Leading To Timber Jetty
- Driveway
- Garage
- CHAIN FREE

### Entrance

Frosted double glazed door to -

Entrance Hallway  
Radiator. Carpet.

### Fitted Kitchen

11'4 x 8'0 (3.45m x 2.44m )

Range of units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surrounding work surfaces with cupboards & drawers under. Inset four ring electric hob and 'eye' level oven & grill. Space for refrigerator. Plumbing and space for washing machine. Range of wall mounted units. Serving hatch. Radiator. Double glazed window to front aspect.

### Sitting/Dining Room

19'2 x 13'11 (5.84m x 4.24m )

Radiator. Feature fireplace with inset gas fire and mantel above. Carpet. Double glazed window to rear aspect. Sliding double glazed patio doors to rear.

### Stairs from Ground to First Floor Landing:

#### Bedroom 1

10'10 x 10'6 (3.30m x 3.20m )

Radiator. Carpet. Double glazed window to front aspect.

#### Bedroom 2

11'6 x 9'7 (3.51m x 2.92m )

Radiator. Carpet. Built-in wardrobe. Loft access (not inspected). Double glazed window to front aspect.

### Bathroom/WC

Suite comprising panelled bath with shower screen and wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Airing cupboard. Radiator. Frosted double glazed window.

### Outside

There is a lovely terraced rear garden with areas of lawn and patio where a secluded Westerly aspect can be enjoyed. This backs onto a waterway with a timber jetty and there is also gated side access.

### Parking

A driveway leads to the garage.

Garage - (15'2 x 7'1) with up & over door and wall mounted gas boiler.

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.