



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £260,000



## 5 Richmond Road, Pevensey Bay, Pevensey, BN24 6AX

Located in the heart of Pevensey Bay Village, this semi detached house has three bedrooms and a useful loft room. The property which features a sitting room and a large kitchen/dining room with a wood burner and access to a side porch. The mature rear garden is also accessed from here. With a bathroom/wc and off street parking also included, a notable feature is a garden cabin which provides excellent home office/studio living space. The High Street shops and amenities and picturesque beaches are just yards away whilst the exciting marina development and historic Pevensey Castle are also close by.

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Main Features

	<b>Entrance</b> Frosted door to
• Semi Detached House	<b>Vestibule</b> Inner door to-
• Three Bedrooms	<b>Entrance Hallway</b> Radiator. Understairs cupboard. Engineered wood flooring. Frosted double glazed window.
• Sitting Room	<b>Sitting Room</b> 11'8 x 11'5 (3.56m x 3.48m) Radiator. Fireplace with surround and mantel above. Engineered wood flooring. Double glazed window to front aspect.
• Kitchen/Dining Room	<b>Kitchen/Dining Room</b> 19'2 x 10'7 (5.84m x 3.23m) Range of units comprising of butlers sink and mixer tap with surrounding worksurfaces with cupboards under. Space for range cooker and fridge freezer. Wood burner. Pantry cupboard. Gas boiler. Wood laminate flooring. Double glazed double door to rear garden.
• Bathroom/WC	<b>Stairs from Ground to First Floor Landing</b> Access to loft with ladder (not inspected). Double glazed window to side aspect.
• Driveway Providing Off Road Parking	<b>Bedroom 1</b> 11'9 x 11'6 (3.58m x 3.51m) Radiator. Wood laminate flooring. Feature fireplace with mantel above. Double glazed window to front aspect.
• Rear Lawned Garden	<b>Bedroom 2</b> 10'8 x 10'2 (3.25m x 3.10m) Radiator. Wood laminate flooring. Feature fireplace with mantel above. Double glazed window to rear aspect.
• Double Glazing and Gas Central Heating Throughout	<b>Bedroom 3</b> 7'10 x 7'4 (2.39m x 2.24m) Radiator. Wood laminate flooring. Double glazed window to front aspect.
• Garden Cabin Currently Used As Studio With Kitchenette & En-Suite Shower Room/WC	<b>Staircase to Loft Room</b> Velux windows to rear.
	<b>Bathroom/WC</b> Panelled corner bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.
	<b>Outside</b> There are mature lawned rear gardens which have planted borders and side access.
	A useful garden cabin/home office is also included which features a studio room, kitchenette and an en suite shower room/wc.
	<b>Parking</b> There is a driveway to the front of the house which provides ample off street parking.
	<b>EPC = C</b>
	<b>COUNCIL TAX BAND = C</b>