



TOWN PROPERTY



☎ 01323 412200

Freehold



4 Bedroom



2 Reception



2 Bathroom

Guide Price
£300,000 - £320,000



15 Mountney Drive, Pevensey Bay, BN24 6SH

*** GUIDE PRICE £300,000 - £320,000 ***

An incredibly spacious four bedroom semi detached bungalow that has undergone significant extending and provides versatile accommodation. Situated on the popular Beachlands development in Pevensey within easy walking distance of the beachfront the bungalow benefits from four double bedrooms, two reception rooms, a fitted kitchen with separate utility room, bathroom and shower room. Lawned gardens are arranged to the front and rear and there is off road parking for several vehicles. Local shops can be found in Pevensey High Street. An internal inspection comes highly recommended.



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Pevensey Bay, BN24 6SH

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Main Features

- Semi Detached Bungalow
- Four Bedrooms
- Utility Room
- Lounge & Further Reception Room
- Kitchen
- Bathroom/WC
- Shower Room/WC
- Secluded Garden
- Driveway

Entrance

Door to-

Hallway

Wood effect flooring. Radiator. Door to-

Utility Room

8'8 x 7'6 (2.64m x 2.29m)

Tiled floor. Worktop with inset single drainer sink unit. Space and plumbing for washing machine. Wall mounted gas boiler. Radiator. Double glazed window. Door to-

Inner Hallway

Tiled floor. Fitted wardrobes.

Lounge

15'11 x 11'11 (4.85m x 3.63m)

Radiator. Wall mounted electric fireplace. Ceiling fan. Double glazed window to front aspect.

2nd Reception Room

14'0 x 9'5 (4.27m x 2.87m)

Tiled floor. Radiator. Wall lights. Part panelled walls. Double glazed window and French doors to garden.

Fitted Kitchen

12'8 x 6'11 (3.86m x 2.11m)

Fitted range of wall and base units, worktop with inset sink and mixer tap. Cooker point. Extractor hood. Space for upright fridge freezer. Part tiled walls. Tiled floor. Double glazed window and double glazed door to front aspect.

Bedroom 1

12'9 x 11'9 (3.89m x 3.58m)

Carpet. Radiator. Double glazed window.

Bedroom 3

8'10 x 8'8 (2.69m x 2.64m)

Carpet. Radiator. Double glazed window to side aspect.

Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Heated towel rail. Frosted double glazed window.

Bedroom 2

10'6 x 10'4 (3.20m x 3.15m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 4

11'0 x 7'9 (3.35m x 2.36m)

Carpet. Radiator. Double glazed window to side aspect. Skylight.

Shower Room/WC

Low level WC. Pedestal wash hand basin. Shower enclosure. Tiled floor. Fully tiled walls. Heated towel rail. Frosted double glazed window.

Outside

To the front there are lawned gardens and off road parking for several vehicles. The wonderful rear garden provides a high level of seclusion and is laid to lawn and patio. There is a pond, well stocked flower beds and borders, an outside tap and sheds.

EPC = E

Council Tax Band = B

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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.