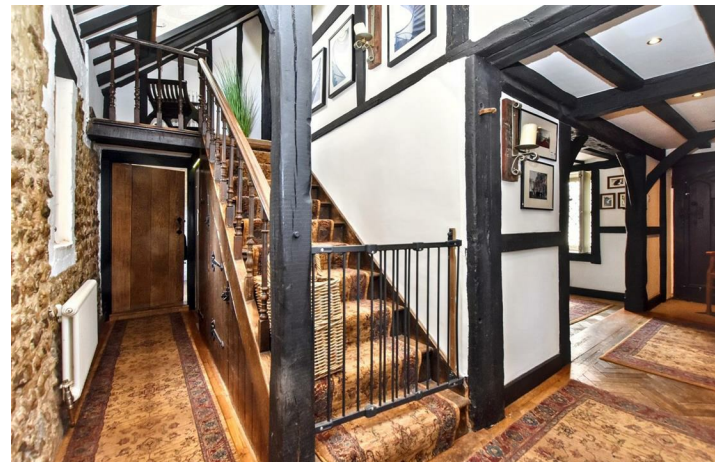


Banks Lodge High Street,
Pevensey, BN24 5LE

Freehold
Guide Price
£749,995 - £799,995



6 Bedroom 2 Reception 3 Bathroom

Freehold

Freehold



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Freehold

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A rare opportunity to own a piece of history in the heart of Pevensey. An exceptionally rare opportunity to acquire one of the most iconic and elegant period properties in the highly sought-after, historic village of Pevensey. This distinguished three-storey flint faced Grade II listed residence exudes character and charm, offering five generously proportioned double bedrooms.

Lovingly and meticulously refurbished over the years, the home combines timeless architectural features with tasteful modern updates, creating a truly unique living space.

In addition to the main house, the property includes a fabulous detached luxury annexe – perfect for guests, extended family, or potential Air BnB rental income. A further detached garage provides ample space, accompanied by rear workshops and storage areas, ideal for a variety of uses.

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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.

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Main Features	Entrance Impressive oak front door leading in from the Village High Street that opens into a reception hallway.	Luxury Bathroom & WC Comprising of oak floors, fabulous Victorian styled suite with a rolltop bath and ball and claw feet, chrome mixer tap, half panelled walls, W.C, vintage radiator / heated towel rail, wall mounted basin with chrome mixer tap, beamed ceiling, downlighting, oak framed window with aspect to rear garden and views over Pevensey.
• Magnificent Grade II Listed Period Residence	Hallway Exposed character beams to walls and ceilings, a beautiful oak herringbone floor, a feature stone mullion window looking into the kitchen, a far door leading outside to the rear gardens. Under stairs storage cupboards. Further hallways leading off to the downstairs cloakroom/utility room. Radiator.	Stairs from First to Second Floor Landing Carpet. Door to-
• 5 Double Bedrooms & Separate Detached Annex	Sitting Room 18'1 x 12'8 (5.51m x 3.86m) Feature stone open fireplace with Cromwellian wood panelling, red brick hearth, exposed character beams to the walls and ceilings, elegant oak herringbone floor, vintage radiators, twin stone mullion windows with leaded light panes, internal wood shutters, aspect to the High Street.	Bedroom 4 8'3 x 7'11 (2.51m x 2.41m) A double sized room with a vaulted beamed ceiling, downlighting, vintage radiator, leaded light window with aspect to rear garden and views beyond of Pevensey, twin oak fronted wardrobe cupboards, further door to-
• Sitting & Dining Room		En Suite Shower Room & WC Comprising of a vaulted ceiling, tiled walls, tiled floor, exposed beams, W.C, feature wall mounted sink with chrome taps, fitted shelves, underfloor heating, large heavy glazed fronted shower with tiled walls, chrome shower control system.
• Open Plan Kitchen/Breakfast Room	Dining Room 14'8 x 12'2 (4.47m x 3.71m) Open fireplace of decorative brick with brick hearth and brick mantle, recessed into a brick and beamed area from the dining area. Brick floors, beamed walls and ceilings, vintage radiator, downlighting, oak door to storage cupboard, impressive stone mullion window with aspect to village, also with a wooden seating area and wooden internal shutters, leaded light panes, opening to the adjoining kitchen with breakfast bar.	Bedroom 5 12'2 x 8'4 (3.71m x 2.54m) A double sized bedroom with vaulted ceilings, with exposed beams, vintage radiator, carpeted floor, window with aspect over the rear garden and beyond of Pevensey.
• Ground Floor Cloakroom & Utility Room		Detached Annex This can be accessed from beyond the main house's rear garden, or from the rear village back road next to the property's detached garage complex. This stylishly refurbished detached annex building currently comprises of a lounge / studio room, an ensuite luxury shower room and a ensuite luxury walk in dressing room, that could subject to planning become a little kitchen.
• Luxury First Floor Bathroom & WC	Open Plan Kitchen/Breakfast Room 13' x 6'7 (3.96m x 2.01m) Comprising of an extensive range of bespoke Shaker style cupboard and base units with stone worktops over, fitted Butler sink with chrome taps, gas cooking range with 6 burners, integrated dishwasher, brick floors, high level beamed ceiling, wooden framed leaded light windows with aspect over the rear garden, mullion internal window with aspect into hall.	Annex Studio Bedroom/Lounge 15'3 x 13'7 (4.65m x 4.14m) Comprising of exposed rustic red brick walls, wall lights, feature beam to ceiling, feature wall radiator, double glazed bi folding doors to the annex 's own private area of garden. Feature wooden door leading also to the rear back street.
• Luxury Second Floor En Suite Shower Room & WC	Utility Room/Cloakroom Vintage style W.C. Range of oak base units with oak worktops, fitted large butlers sink with chrome tap, space for washing machine and dryer, two decorative tiled walls and a feature brick and flint wall with an oak framed leaded light window with aspect to the rear garden.	Luxury Annex En Suite Shower Room & WC 7'1 x 66'4 (2.16m x 20.22m) Comprising of tiled and wooden panelled walls, a feature wash basin, W.C, large walk in heavy glazed shower with further tiled walls and chrome shower system, chrome heated towel rail, oak framed windows with aspect to the annex garden.
• Two Beautiful & Well-Maintained Gardens	Stairs from Ground to First Floor Landing With vaulted beamed ceilings, oak framed window with aspect to rear garden and beyond over Pevensey.	Annex Dressing Room/Potential Kitchen 8'0 x 6'11 (2.44m x 2.11m) Comprising of a large walk-in dressing wardrobe that has a rustic brick wall, further rendered walls, exposed feature beams, fitted clothes storage areas. All of which could be converted subject to planning into a small kitchen.
• The Historic Pevensey Castle & Village Amenities Are Within Walking Distance	Inner Landing Radiator. Carpet. Door to-	Outside Two beautiful and well-maintained gardens offer private outdoor retreats, completing this exceptional home in one of Sussex's most picturesque and historic settings. The historic Pevensey Castle, access to 1066 country walks and Village amenities such as Public Houses and eateries are also within walking distance. The exciting marina development and access to the road network with access to Bexhill, Hastings and Eastbourne town centre are also conveniently nearby.
• Detached Garage & Off Road Parking For Multiple Vehicles	Bedroom 1 15'3 x 14'7 (4.65m x 4.45m) A double sized and double aspect room with carpeted floor, exposed beams to walls and ceiling, a feature brick fireplace with fitted wood burner, oak mantle and surround, oak door to storage cupboard, oak framed window with aspect over the rear garden and surrounding Pevensey, further stone mullion window with wooden internal shutters and aspect to High Street.	Garage 15'0 x 12'9 (4.57m x 3.89m) This can house up to two vehicles of differing sizes and has the benefit of an electric roller garage door leading to the rear back street.
	Bedroom 2 10'1 x 10'0 (3.07m x 3.05m) A double sized room with a feature brick fireplace, beamed walls, beamed ceiling, downlighting, vintage radiator, stone mullion window with leaded light panes, internal wooden shutters, and aspect to High Street.	COUNCIL TAX BAND = F
	Bedroom 3 10'9 x 8'1 (3.28m x 2.46m) A double sized room currently used as a large walk-in wardrobe, with exposed beams to walls and ceilings, downlighting, vintage radiator, mullion stone window with wooden shutters and aspect to High Street.	EPC = E