



Valmida, 11 Val Prinseps Road, Pevensey Bay, Pevensey, BN24 6JH

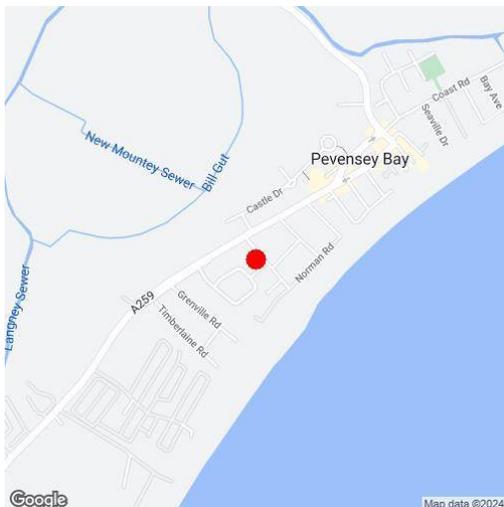
Price £739,000 | Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

Enviably located within 100 yards of the beach at Pevensey Bay, an exceptional three bedroom detached single storey residence with attached one bedroom annexe extended and refurbished to a high quality in 2019 enjoying a corner plot position within wrap around gardens. The beautifully presented and well appointed accommodation includes a 20' x 15' dual aspect living room with patio doors opening onto the gardens and a well-fitted kitchen/breakfast room with comprehensive range of high gloss wall and base units beneath solid wood work surfaces. Intergrated appliances include a double oven, induction hob, fridge/freezer, washing machine and dishwasher. The master bedroom has an en-suite shower room and the other two principal bedrooms are served by the family bathroom. The linked annexe can be accessed from either the main property or from the garden and comprises a generous living room with open-plan kitchenette with work surface and high gloss units, oven, hob, extractor and washing machine all of which are unused, there is also a fridge/freezer and double bedroom with en-suite shower room. The gardens are an important feature and principally wrap around the property to two sides; they have been landscaped over the past couple of years and enjoy considerable seclusion. Of particular note is the addition of a fully insulated 18' x 10' home-office . Other benefits include ample off-road parking in addition to a double garage with EV charging point, together with sealed unit double glazing and gas central heating.





### At a Glance:

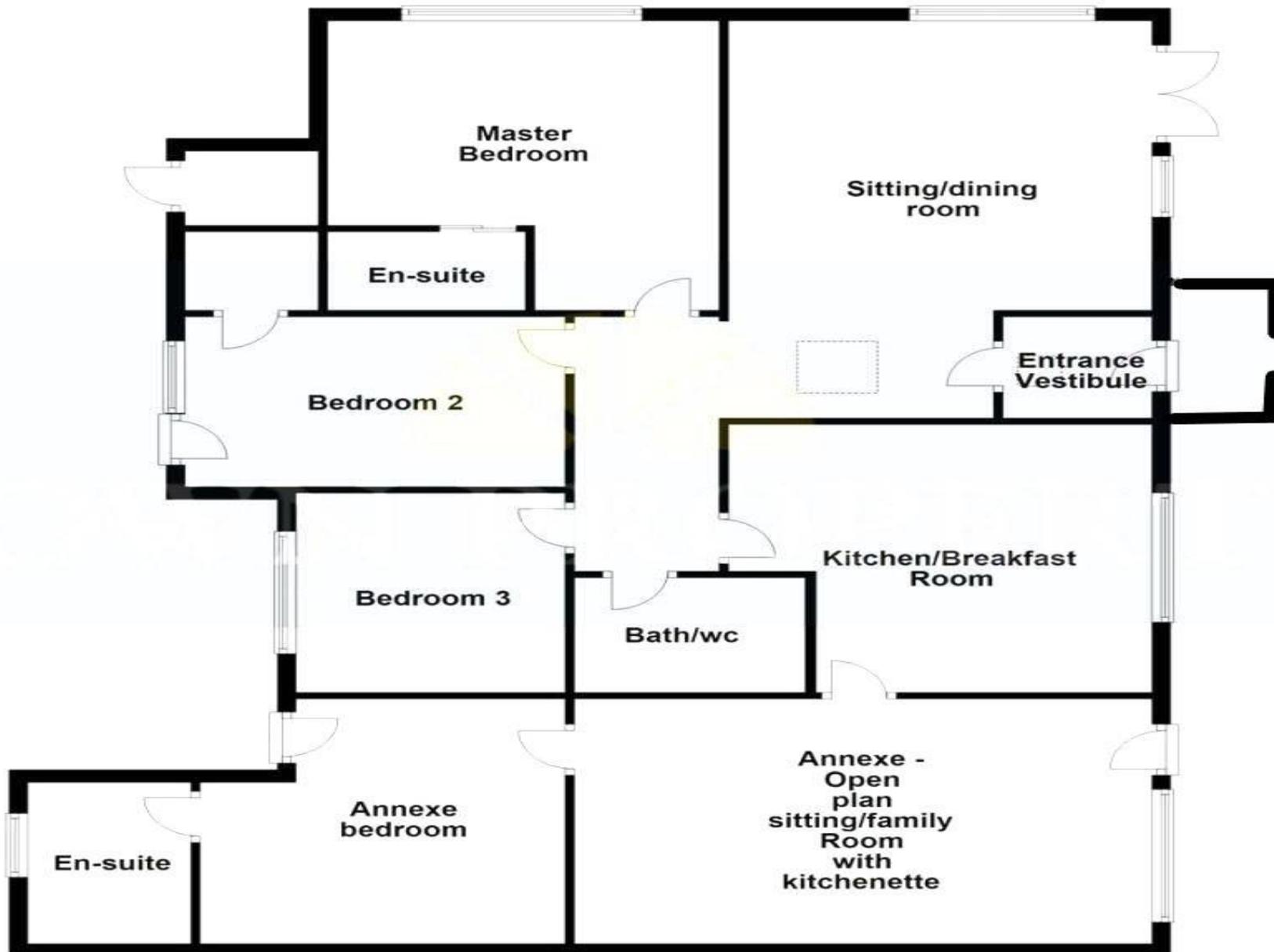
- Within 100 yards of the beach at Pevensey Bay
- Beautifully presented and refurbished throughout
- Delightful secluded gardens
- Three principal bedrooms
- Two bathrooms (one en suite)
- Fully fitted kitchen
- Self contained one bedroom annexe
- Double garage and ample additional off-road parking
- Home Office

### Accommodation:

- ENTRANCE PORCH**
- SITTING/DINING ROOM**  
20'6" (6.25m) x 15'0" (4.57m)
- KITCHEN/BREAKFAST ROOM**  
16'8" (5.08m) x 13'10" (4.22m)
- MASTER BEDROOM**  
14'10" (4.52m) x 13'9" (4.19m)
- EN-SUITE SHOWER ROOM/WC**
- BEDROOM 2**  
13'5" (4.09m) x 8'9" (2.67m)
- BEDROOM 3**  
10'10" (3.3m) x 9'6" (2.9m)
- BATHROOM/WC**
- POTENTIAL SELF CONTAINED ANNEXE**
- OPEN PLAN SITTING/DINING/KITCHENETTE**  
20'4" (6.2m) x 12'7" (3.84m)
- BEDROOM**  
12'11" (3.94m) x 12'7" (3.84m)
- EN-SUITE SHOWER ROOM/WC**
- OUTSIDE:**
- GARDENS**
- DRIVEWAY**
- DETACHED DOUBLE GARAGE**
- EPC**  
Band "C"
- COUNCIL TAX**  
Band "E"



## Ground Floor



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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Stanbrook**

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