PHIL HALL
ESTATE AGENTS



Howard Cottage Eastbourne Road

Pevensey, BN24 6DT

Guide price £400,000

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Phil Hall Estate Agents brings to the market this spacious three-bedroom detached chalet bungalow, enviably positioned on a substantial plot along Eastbourne Road in Pevensey. Offering a rare combination of flexible accommodation, extensive outdoor space, and a large private yard to the rear, this property presents an opportunity for those seeking a home with potential for improvement, business use, or further development (subject to the necessary consents).

Upon entering, you are welcomed into a useful entrance porch which opens into a generously proportioned kitchen/dining room. This space forms the heart of the home and is fitted with a range of base units, complemented by work surfaces and space for appliances. There is ample room for a family dining table, making it an ideal setting for both everyday living and entertaining. From here, an inner hallway provides access to the remainder of the ground floor accommodation.

The living room is a particularly spacious and inviting area, positioned to the right-hand side of the property. It benefits from a feature log burner, creating a cosy focal point, and enjoys plenty of natural light. Stairs rise from this room to the first floor, adding to the practical layout of the home.

Also located on the ground floor is bedroom three, situated to the front of the property, alongside a modern-style shower room fitted with a walk-in shower, low-level WC, and wash hand basin. Bedroom two is another well-proportioned room and offers excellent versatility; currently arranged as a bedroom, it could equally serve as a second reception room or home office. It further benefits from double doors leading back into the kitchen/dining room, enhancing the flow of the ground floor.

The first floor is dedicated to the master suite, and bathroom, which occupies the loft space and has been thoughtfully arranged into distinct zones for sleeping, dressing, and studying. This creates a highly functional and adaptable space.

























Guide Price £400,000 to £425,000

Porch
8'01 x 6'00 (2.46m x 1.83m)

Living Room
19'04 x 11'01 (5.89m x 3.38m)

Kitchen/Dining Room
20'08 x 10'01 (6.30m x 3.07m)

Inner Hallway

Bedroom Two/Reception Room
11'03 x 9'03 (3.43m x 2.82m)

Bedroom Three
9'08 x 8'03 (2.95m x 2.51m)

Shower Room
7'05 x 5'04 (2.26m x 1.63m)

First Floor

Bedroom One
20'02 max x 11'06 max (6.15m max x 3.51m max)

Study Area
9'06 x 6'06 (2.90m x 1.98m)

Dressing Area
14'00 max x 6'07 max (4.27m max x 2.01m max)

Bathroom
5'07 x 4'07 (1.70m x 1.40m)

Outside
The property is approached via a long driveway, setting it well back from the road and providing off-road parking. The frontage is predominantly laid to lawn, offering a blank canvas for landscaping, while the driveway continues alongside the property, leading to the impressive workshop yard at the rear.

Externally, the property truly excels. The rear garden is a particular highlight, enjoying a sunny aspect and offering a peaceful retreat. Immediately adjoining the property is a paved patio area, perfect for outdoor dining and entertaining, which leads onto a well-maintained lawn. A feature fish pond adds character, while a further decked seating area provides an additional space to relax and enjoy the surroundings.

Beyond the garden, the property benefits from a substantial private yard, accessed via the driveway. Formerly used for general storage, this area offers exceptional potential for a variety of uses, including a workshop, garage facility, or business premises operated from home. For those with development ambitions, the size and positioning of the plot may also lend itself to further opportunities, subject to obtaining the relevant planning permissions.

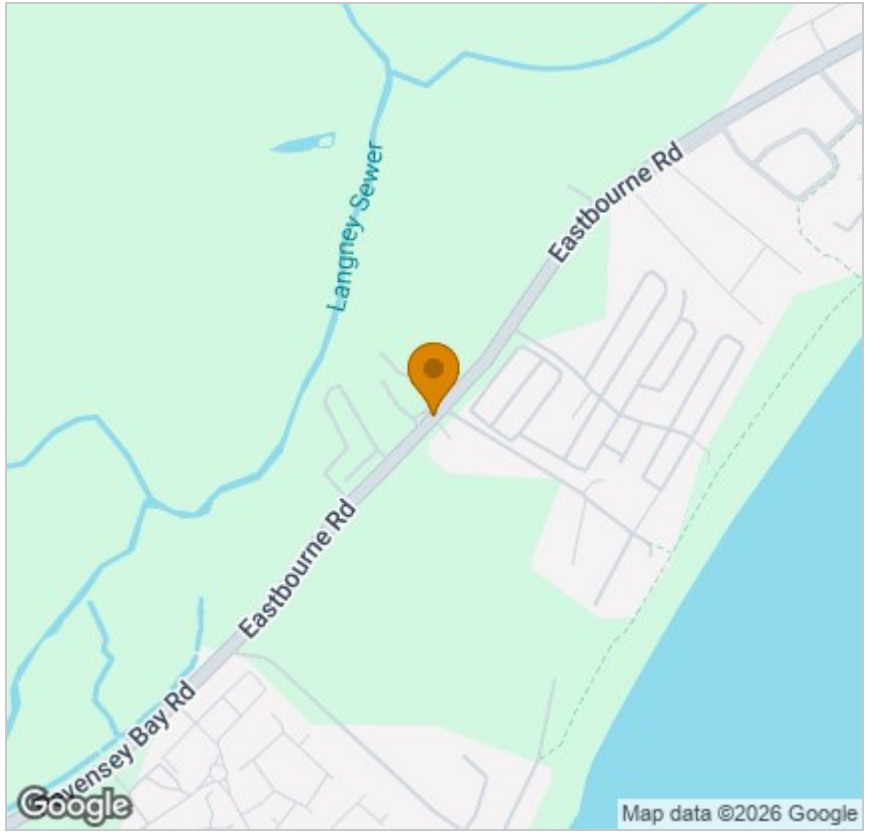
Overall, this is a highly versatile property that combines generous internal accommodation with outstanding external space. While some modernisation is required, it offers a fantastic opportunity for buyers to create a bespoke home tailored to their needs, with the added benefit of significant outdoor potential in a desirable Pevensey location.

Floor Plan

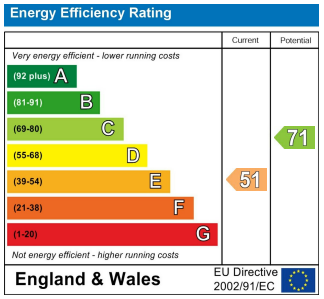


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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