Abbott & Abbott

Estate Agents, Valuers and Lettings



390 Coast Road, Pevensey, BN24 6NY

Guide Price £995,000

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390 Coast Road

Pevensey, BN24 6NY

- Individual detached beachside house offering beautifully presented accommodation
- Four bedrooms - main suite with en suite shower and juliet balcony with glorious sea views
- Balcony off kitchen providing lovely country views
- Detached double garage
- Situated within easy reach of shops and transport links
- A rare opportunity to secure an individual, contemporary home in such a special location.
- 44' Open-plan Lounge & well equipped Kitchen with access to balcony, gardens & beach
- Paved gardens to rear opening directly onto the beach
- Glorious and panoramic sea views from south facing rooms
- An exceptional property - highly recommended

Situated in an unsurpassed position on the beach at Pevensey Bay, with far-reaching, panoramic views over the English Channel and direct access onto the beach, plus country views to the north, Abbott and Abbott Estate Agents are delighted to offer for sale this highly individual and contemporary detached residence of considerable character.

The property offers highly versatile and beautifully presented accommodation, arranged over three floors approached by an open staircase, with excellent contemporary styling and finishes, plus large windows and high ceilings, all adding to the feeling of light and space. A particular feature is the 44' Kitchen/Living/Family Room which occupies the whole first floor, takes full advantage of the views and provides access to the beach and a balcony. The kitchen area provides attractive units with quartz worktops and a range of integrated appliances. The property also provides four bedrooms - one on the ground floor forming a useful guest suite with an adjacent shower room, plus a main bedroom suite on the top floor with en suite shower, high pitch ceiling and large picture windows and Juliet balcony providing glorious, uninterrupted sea views.

Outside, there is a detached double garage and the property is set well back from the road behind an easily-maintained front garden. The south-facing rear garden is paved, also for easy maintenance, and provides a truly exceptional 180 degree panoramic vista of the sea, from Hastings round to Sovereign Harbour, plus direct access straight onto the beach.

The property is situated within easy reach of the local services of Pevensey Bay and just over four miles from Sovereign Harbour, with its shopping facilities, cafes, restaurants, and boat moorings. Cooden Beach railway station, with services to London, Brighton, and Gatwick Airport, plus golf course are around three miles distant.

This is a rare opportunity to secure an individual, contemporary home in such a special location.





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Entrance Hall 19'4 x 6'11 (5.89m x 2.11m)

Bedroom Four
11'4 x 9'7 plus recess (3.45m x 2.92m plus recess)

Shower Room

Superb Open-Plan Living/Kitchen/Family Room
44'4 max x 19' max (13.51m max x 5.79m max)

Balcony 11'3 x 10'2 (3.43m x 3.10m)

Part-Galleried Second Floor Landing

Main Bedroom Suite

Main Bedroom 19'2 x 16'8 (5.84m x 5.08m)

En Suite Shower Room

Bedroom Two 12'2 x 10' (3.71m x 3.05m)

Bedroom Three 12'x 8'8 (3.66mx 2.64m)



Spacious Bath/Shower Room
10'3 x 8'2 (3.12m x 2.49m)

Detached Double Garage
20'7 wide x 18' (6.27m wide x 5.49m)

Easily-Maintained Gardens

Council Tax Band: F (Wealden District Council)

EPC Rating: C











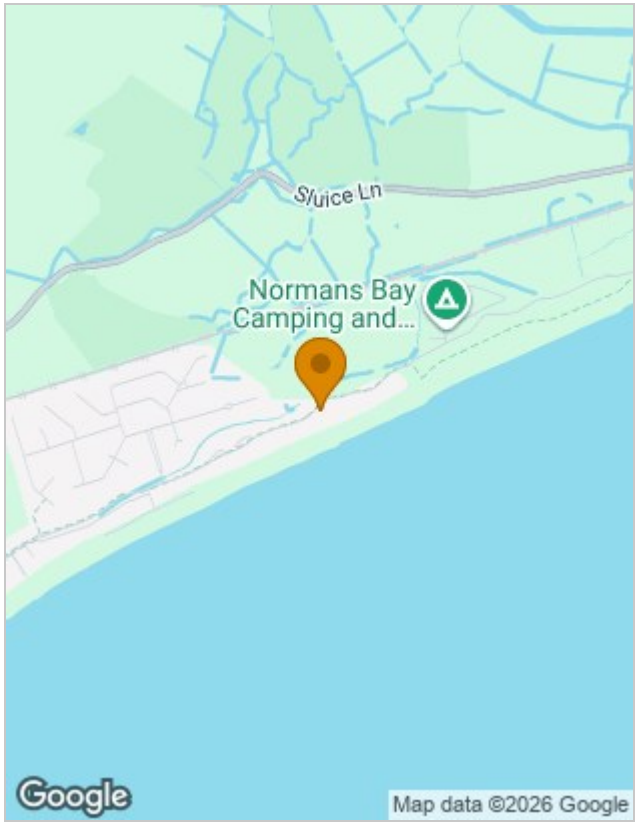

WORLD MAP



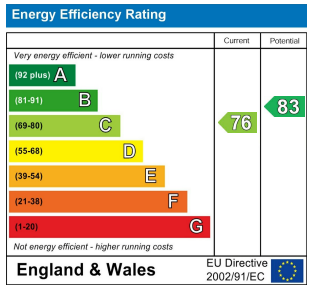
Floor Plans

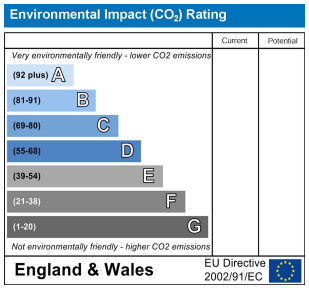


Location Map



Energy Performance Graph





Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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