

Innings Drive,Pevensey Bay Pevensey BN24 6BH

fox & sons

welcome to

Innings Drive, Pevensey Bay Pevensey

+CONVERTED GARAGE+ **SEE DETAILS** ***GUIDE PRICE £390,000 - £410,000*** Situated in the popular Pevensey Bay area, this property combines spacious and versatile accommodation with a low-maintenance garden and excellent potential to suit a range of lifestyles.



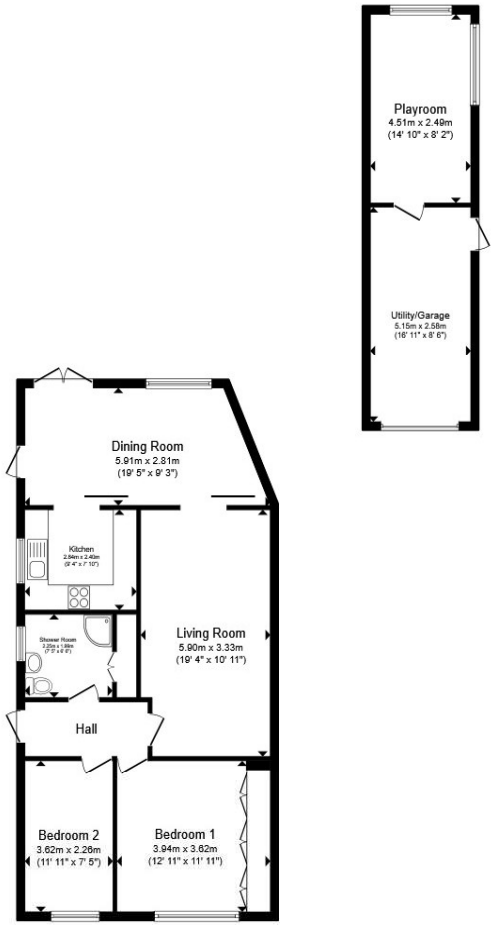












Floor Plan **Outbuilding**

Total floor area 102.4 m² (1,103 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons

Entrance Hall

Living Room
19' 4" x 10' 11" (5.89m x 3.33m)

Dining Room
19' 5" x 9' 3" (5.92m x 2.82m)

Kitchen
9' 4" x 7' 10" (2.84m x 2.39m)

Bedroom One
12' 11" x 11' 11" (3.94m x 3.63m)

Bedroom Two
11' 11" x 7' 5" (3.63m x 2.26m)

Shower Room

Rear Garden

Utility/Office

Driveway

Agent's Note

welcome to

Innings Drive, Pevensey Bay Pevensey

- ***GUIDE PRICE £390,000 - £410,000*** POPULAR PEVENSEY BAY LOCATION
- BRIGHT AND SPACIOUS ACCOMMODATION THROUGHOUT
- DINING ROOM WITH ACCESS TO REAR GARDEN
- MODERN KITCHEN AND BATHROOM
- MASTER BEDROOM WITH BUILT IN WARDROBES

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£390,000 - £410,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL112159

The Property Ombudsman

Property Ref:
LGL112159 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01323 735561

langney@fox-and-sons.co.uk

20 Winston Crescent, Langney, EASTBOURNE, East Sussex, BN23 6NL

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.