



The Square, Pevensey Bay Pevensey BN24 6SG

welcome to

The Square, Pevensey Bay Pevensey

GUIDE PRICE £290,000-£310,000 - Spacious extended three-bedroom semi-detached bungalow in the sought-after Beachlands area, offering open-plan living/dining, a modern kitchen, front and rear gardens, and driveway parking. Close to the beach and local amenities.





Entrance Hall

Lounge

15' 11" x 11' 6" (4.85m x 3.51m)

Dining Room

12' 7" x 8' 1" (3.84m x 2.46m)

Kitchen

11' 6" x 10' (3.51m x 3.05m)

Bedroom One

12' 7" x 11' 11" (3.84m x 3.63m)

Bedroom Two

8' 11" x 8' 9" (2.72m x 2.67m)

Bedroom Three

8' 6" x 7' 3" (2.59m x 2.21m)

Bathroom

Rear Garden

Driveway

Agent's Note

Total floor area 76.0 m² (818 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.focalagent.com

welcome to

The Square, Pevensey Bay Pevensey

- Extended semi-detached bungalow
- Three bedrooms
- Spacious lounge and separate dining room
- Modern fitted kitchen
- Family bathroom

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

guide price

£290,000 - £310,000



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL111539 - 0005

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