

PHIL HALL
ESTATE AGENTS

# 2 The Square

Pevensey Bay, Pevensey, BN24 6SE

**No offers £259,995**

2 1 1 C

# 2 The Square

## Pevensey Bay, Pevensey, BN24 6SE

Phil Hall Estate Agents brings to the market this spacious and exceptionally well-presented two-bedroom semi-detached bungalow, enviably positioned within the highly sought-after Beachlands area of Pevensey Bay. Occupying a generous plot and located just a short stroll from the seafront, local shops and everyday amenities, this attractive home offers versatile single-storey living ideal for a range of buyers including downsizers, retirees and those seeking a peaceful coastal lifestyle.

Upon entering, you are welcomed into a useful entrance vestibule which in turn opens into a spacious L-shaped entrance hall.

Positioned to the front of the bungalow is the bright and comfortable living room, a generously proportioned reception space benefitting from a large double glazed window allowing for an abundance of natural light throughout the day. The room provides an ideal setting for both relaxing and entertaining alike.

The heart of the home is undoubtedly the modern kitchen/dining room, thoughtfully designed with both practicality and style in mind. Fitted with a comprehensive range of wall mounted and base units with complementary work surfaces over, the kitchen incorporates a built-in oven and gas hob together with designated space for a washing machine, dishwasher and fridge freezer. There is ample room for a breakfast table or informal dining area, making this a sociable and functional living space. From here, access leads directly into the conservatory, a delightful additional reception area enjoying views over the rear garden and providing direct access outside.

Bedroom one is an impressive double bedroom located to the rear of the property, offering a peaceful outlook over the garden. Bedroom two is positioned to the front and would serve equally well as a guest bedroom, dining room or home office, whilst the modern bathroom is fitted in a three piece white suite.





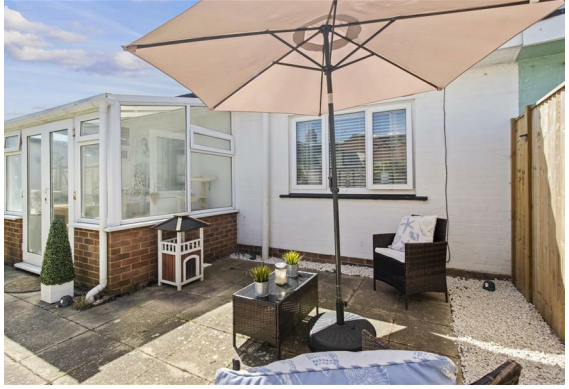




















LOCATION, LOCATION, LOCATION
The property is situated within the highly desirable Beachlands area of Pevensey Bay, a popular coastal village renowned for its relaxed seaside atmosphere and excellent local amenities. The seafront and picturesque beach are just a short walk away, offering miles of coastline perfect for leisurely walks, water sports and enjoying the surrounding scenery.

Pevensey Bay itself provides a range of everyday amenities including local shops, cafés, restaurants, public houses and convenience stores, whilst nearby Eastbourne offers a more comprehensive selection of shopping, leisure and entertainment facilities. The area is well served by public transport links, with nearby railway stations at Pevensey & Westham and Eastbourne providing direct services to Brighton, Gatwick and London Victoria.

For those who enjoy the outdoors, the surrounding area offers a variety of scenic countryside walks, nature reserves and access to the South Downs National Park. The historic village of Pevensey, famous for its medieval castle and rich history, is also close by. Combining coastal living with excellent accessibility, the Beachlands area continues to be one of the most sought-after locations along the Sussex coastline.

Entrance Vestibule

Entrance Hall

Living Room
15'11 x 11'08 max (4.85m x 3.56m max)

Kitchen/Dining Room
17'00 x 7'05 (5.18m x 2.26m)

Conservatory
9'04 x 6'01 (2.84m x 1.85m)

Bedroom One
12'06 x 11'07 (3.81m x 3.53m)

Bedroom Two
8'11 x 8'08 (2.72m x 2.64m)

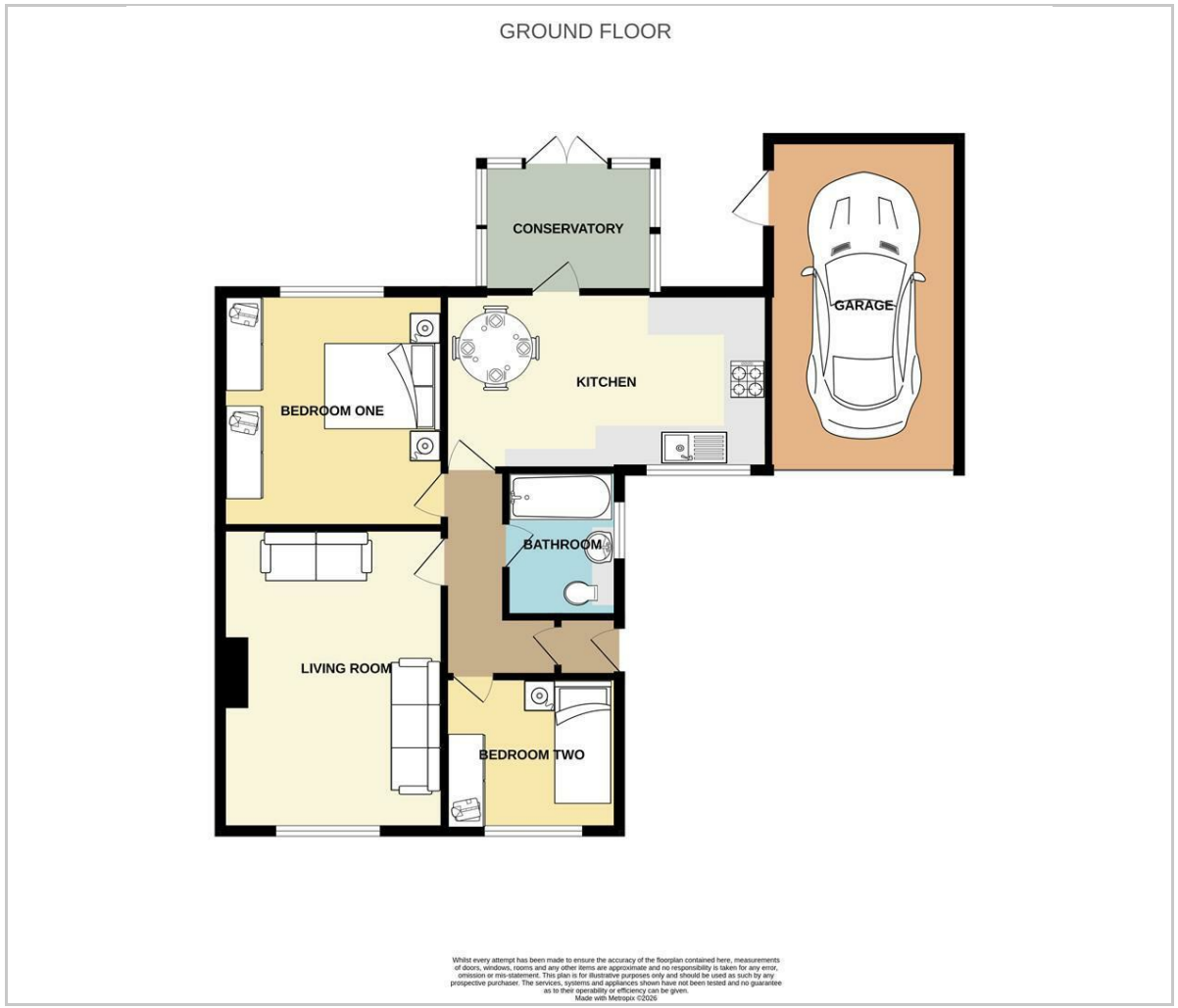
Bathroom
9'04 x 6'01 (2.84m x 1.85m)

Outside
The property is approached via a long private driveway providing ample off-road parking and leading to a single garage, whilst an area of lawn enhances the attractive frontage.

Externally, the rear garden has been designed with ease of maintenance in mind and is fully enclosed, offering a private and secure outdoor space. Predominantly laid to patio, the garden provides an ideal setting for outdoor seating and entertaining, whilst side access leads conveniently into the garage.

Sellers Reason for Moving
The current owners have thoroughly enjoyed living at the property and had not planned to move. The only reason for the sale is due to a work-related relocation, presenting a genuine opportunity for the next owners to acquire a home that has been well cared for and truly enjoyed.

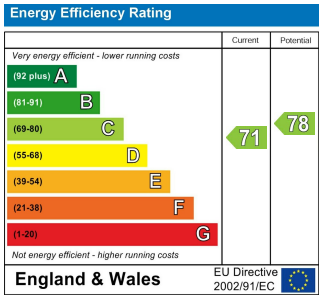
## Floor Plan




## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk