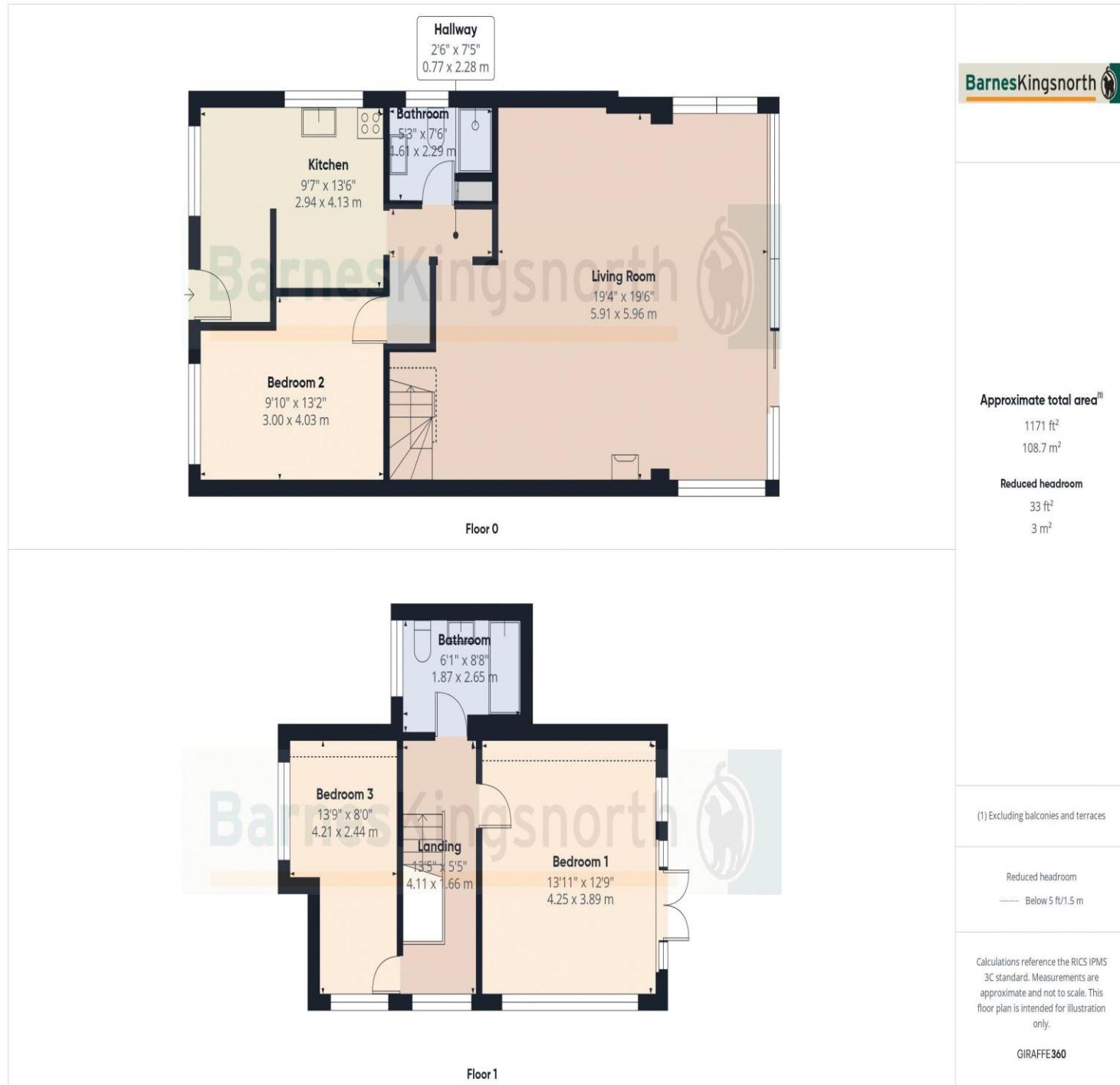


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



BarnesKingsnorth

Approximate total area⁽¹⁾

1171 ft²
108.7 m²

Reduced headroom
33 ft²
3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Coast Road, Pevensey Bay, Pevensey,
East Sussex, BN24 6NR**

£650,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



1



3



2

THE PROPERTY

Ticking the box for lovers of the sea, this detached Chalet-style house enjoys direct beach access from the garden! The property offers spacious & flexible accommodation along with plenty of scope to update & style to your own taste. Front entrance into the kitchen which is fitted with a range of fitted units & worktops. The kitchen opens into an inner hall with conveniently placed shower room. The super, spacious living room is over 19' square, so lots of space for comfy seating & dining and there is a wood-burning stove too!. With the full glass windows and glazed doors out to the garden, it is easy to imagine family & friends enjoying the views whilst you are entertaining! Bedroom two with aspect to the front completes the ground floor picture. Stairs from the living room to the first floor where you will find the two double bedrooms and family bathroom. The master bedroom enjoys wonderful views towards the sea.

OUTSIDE

The detached garage (7.14m x 4.61n) benefits from roof space storage and there is scope with the necessary planning permission to be converted as required. Steps to the side of garage lead up to a wide frontage of mixed pebble and shingle. The rear garden has low walling to two sides and includes a generous paved patio area leading onto a mix of pebble and shingle. There is direct access to the beach and impressive far reaching sea views offering an atmosphere of serenity. Breathe new life into this seaside home and create your perfect idyllic retreat!



THE LOCAL AREA

Located in the sought-after area of Pevensey Bay with the beach on your doorstep and village shops within walking distance. A popular Sussex seaside village, Pevensey Bay has the advantage of a semi-rural community but enjoys access via mainline rail services to London and Hastings. There is a local bus service to Eastbourne town centre where you will find major shops, restaurants and entertainments along with the Sovereign Harbour and The Crumbles Retail Park. There is a good selection of schools in the surrounding area and the location is convenient for access to the A22, A27 and the A259.

ROUTE TO VIEW

Follow the A259 into Pevensey Bay and take the left-hand turning into Coast Road. The property will be found along on the right-hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: D

