

**RUSH
WITT &
WILSON**



**Heaven Coast Road, Pevensey, East Sussex BN24 6PR
Offers In Excess Of £575,000 Freehold**

About this property

NO ONWARD CHAIN

A truly sensational and rarely available beach fronted house, with versatile accommodation situated across three floors. Internally, the property comprises, large entrance hallway, two double bedrooms to the ground floor, utility room, downstairs wc and family bathroom, stunning living/dining room with wood burner as well as air conditioning and breath taking sea views and access to a sun balcony with countryside views to the front and panoramic sea views to the rear via a large sun terrace. The property further benefits from a modern fitted kitchen and master bedroom, with dressing room area and air conditioning, wc and elevated, far reaching sea views. Other internal benefits include double glazed windows and doors throughout, electric radiators along with underfloor heating to the downstairs and ample storage throughout.

Externally, the property boasts off road parking, garage situated to the front of the property with electrically operated roller doors, private front garden and a stunning, beach backed, private rear garden, with uninterrupted sea views spanning towards Bexhill-On-Sea and Beachy Head, Eastbourne. The rear garden comes mainly laid to lawn, with patio areas and access to the sun terrace, suitable for 'Alfresco dining'.

The property comes situated in this popular Normans Bay location, within a short drive to Bexhill-On-Sea, which offers a wide range of amenities, and within very short walking distance to Normans Bay Train Station.









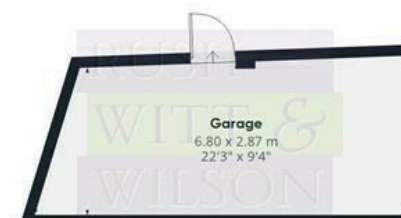
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

126.3 m²

1358 ft²

Balconies and terraces

38.1 m²

410 ft²

Reduced headroom

0.5 m²

5 ft²

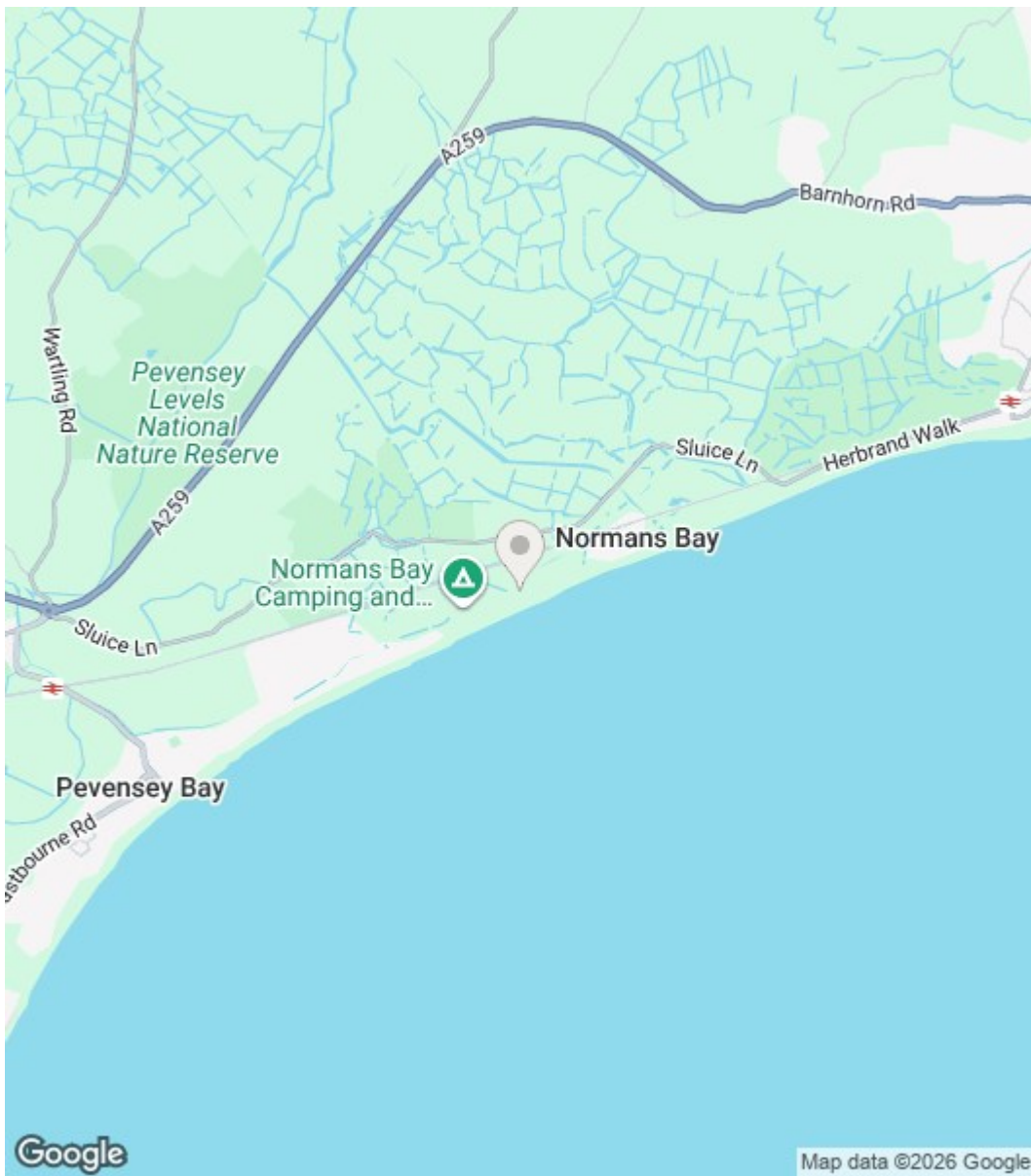
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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