



**Banks Lodge, High Street, Pevensey, BN24 5LE**

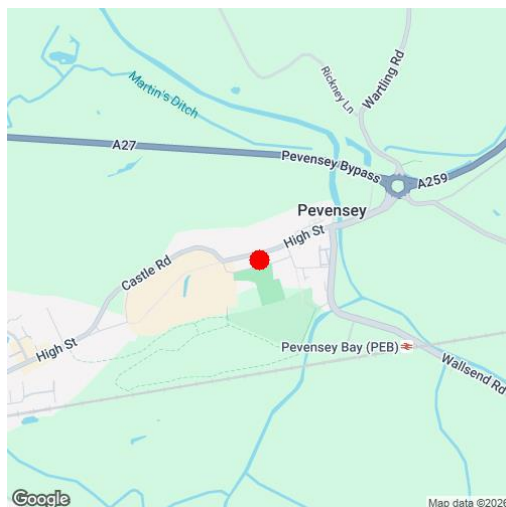
Guide Price £749,995 | Freehold



TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**

GUIDE PRICE £749,995 - £799,995. A unique opportunity to acquire an outstanding, unique and iconic six bedroom Grade II listed property located in the picturesque and historic village of Pevensey. This magnificent flint faced property boasts an abundance of character and charm with many period features including stone mullion windows, exposed beams, original fireplaces, oak character doors and some parts have low ceilings. The property has been substantially and sympathetically improved over recent years to combine modern features whilst retaining the period charm. Accommodation is arranged over three floors and comprises spacious entrance hall with oak herringbone floor opening to a large sitting room with stone open fireplace, decorative panelled walls and oak herringbone floor. Located off the main hall is the formal dining room with brick floor and attractive open fireplace which opens to a lovely kitchen with bespoke wall and base units with stone work surfaces and butler sink and some integral appliances. A useful WC/utility room completes the ground floor accommodation. A lovely wooden character staircase rises from the entrance hall to the first floor landing where there are three excellent size bedrooms along with a modern stylish bathroom and a further staircase rises to the top floor where there are a further two bedrooms along with a modern shower room. In addition to the main property, there is the benefit of a completely self contained annexe at the rear of the garden with bedroom and shower room which, with the addition of a kitchenette and subject to usual consents could perfectly be used as an Airbnb or extra accommodation for a relative. There is a pleasant and secluded walled rear garden with the convenience of a number of storage units plus a double garage which is accessed at the rear via Church Lane. There is also an outside WC and boiler room. Banks Lodge is located just a short distance to the Historic Pevensey Castle and there are a variety of pubs, shops and amenities nearby. An internal viewing is highly recommended to appreciate the many merits of this truly wonderful property.





## At a Glance:

- Magnificent Grade II listed character property
- In the heart of the historic village of Pevensey
- Full of character and charm
- Beautifully presented throughout
- Total of six bedrooms
- Spacious sitting room with open fireplace
- Bespoke kitchen opening to a dining room with open fireplace
- Modern bathroom, shower room plus ground floor WC/utility room

## Accommodation:

### ENTRANCE HALL

### SITTING ROOM

19'1" (5.82m) x 13'9" (4.19m)

### DINING ROOM

14'0" (4.27m) x 12'5" (3.78m)

### KITCHEN

13'3" (4.04m) x 8'10" (2.69m)

### WC / UTILITY ROOM

### FIRST FLOOR LANDING

### BEDROOM 1

19'0" (5.79m) x 14'6" (4.42m)

### BEDROOM 2

10'7" (3.23m) x 10'0" (3.05m)

### BEDROOM 3

11'1" (3.38m) x 8'7" (2.62m)

### BATHROOM

### SECOND FLOOR LANDING

### BEDROOM 4

12'4" (3.76m) x 8'11" (2.72m)

### BEDROOM 5

8'5" (2.57m) x 8'2" (2.49m)

### EN-SUITE SHOWER ROOM

### OUTSIDE:

### SECLUDED WALL REAR GARDEN

### OUTSIDE WC & BOILER ROOM

### DOUBLE GARAGE

### DETACHED SELF CONTAINED ANNEXE

### BEDROOM

15'8" (4.78m) x 14'5" (4.39m)

### EN-SUITE SHOWER ROOM

### DRESSING ROOM

### COUNCIL TAX:

Band 'F'

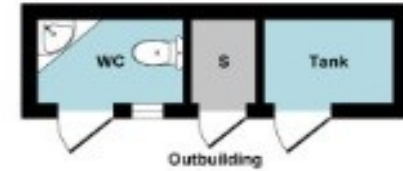
### EPC:

'E'





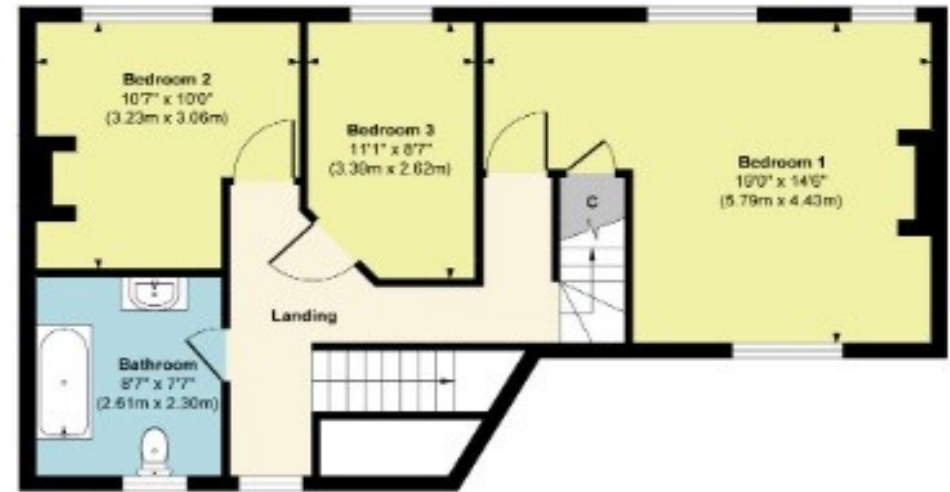
Outbuilding  
Approximate Floor Area  
642 sq. ft  
(59.44 sq. m)



Second Floor  
Approximate Floor Area  
276 sq. ft  
(25.67 sq. m)



Ground Floor  
Approximate Floor Area  
782 sq. ft  
(72.73 sq. m)



First Floor  
Approximate Floor Area  
605 sq. ft  
(56.25 sq. m)

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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