HUNT FRAME
ESTATE AGENTS

3 Speystead Court Val Prinseps Road, Pevensey Bay, BN24 6JL

£190,000

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HUNT FRAME ESTATE AGENTS are proud to offer this CHAIN FREE home which is moments from the BEACH, in popular Pevensey Bay, this first floor TWO BEDROOM purpose built flat has both OFF ROAD PARKING AND A GARAGE. With a spacious living room and modern kitchen and bathroom, as well as a SHARE OF FREEHOLD, early viewing is highly recommended.
Also benefitting from gas central heating, double glazing and partial sea views.

PRIVATE ENTRANCE HALL
With double glazed door and stairs leading to the first floor.

LANDING
Double glazed window to side, radiator, thermostat, linen cupboard, access to loft with fitted ladder to gas combi-boiler.

LIVING ROOM
14'4" x 10'7" (4.39 x 3.23)
Double glazed window to front, television point, radiator, wood effect laminate flooring.

KITCHEN
10'5" x 7'1" (3.18 x 2.18)
Double glazed window to side, fitted with a range of wall and base mounted units with contrasting worksurfaces and single drainer stainless steel sink unit. Fitted electric oven and induction hob, space for refrigerator/freezer, integrated washing machine, radiator.

BEDROOM 1
10'11" x 10'7" (3.35 x 3.23)
Double glazed window to rear, radiator, fitted four door wardrobe.

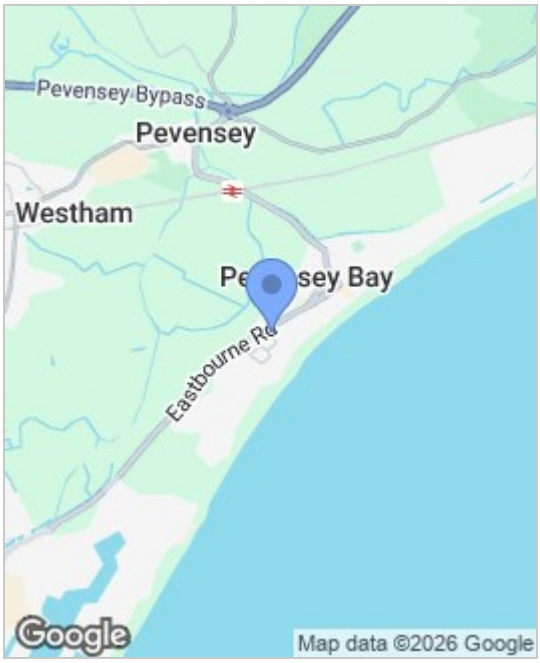
BATHROOM
7'4" x 6'3" (2.26 x 1.91)
Double glazed window to side. Fitted with a white suite of panelled bath with rainfall shower and screen, low flush wc, and hand basin. Part tiled, heated towel rail.

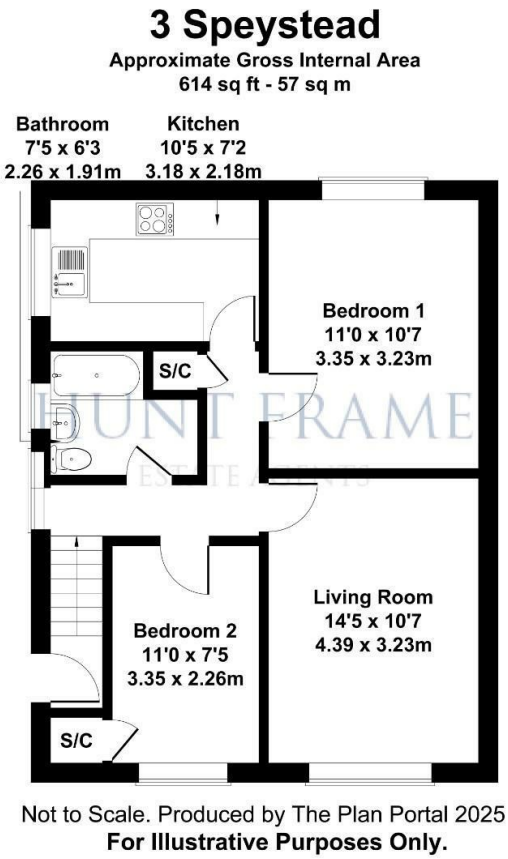
BEDROOM 2
10'11" x 7'4" (3.35 x 2.26)
Double glazed window to front, radiator, built in wardrobe.

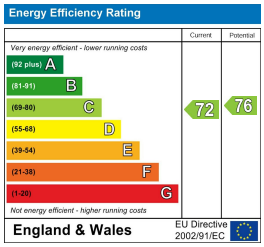
OUTSIDE
There is a residents parking area to the front of the property and a SINGLE GARAGE at the rear.

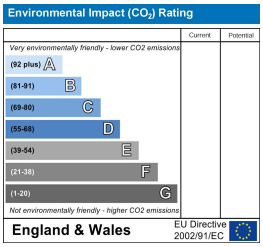
TENURE AND OUTGOINGS
SHARE OF FREEHOLD with an underlying lease of 965 years.
MAINTENANCE £811.25 PA, year end 29.09.2025
COUNCIL TAX BAND C

ANTI MONEY LAUNDERING REGULATIONS
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









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16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE
Tel: 01323 737373 | Email: info@huntframe.co.uk
www.huntframe.co.uk