TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£250,000 - £280,000



3 Arundel Close, Pevensey Bay, Pevensey, BN24 6SF

*** GUIDE PRICE £250,000 - £260,000 ***
Situated within the highly sought after Beachlands Estate in Pevensey Bay, this delightful two bedroom semi detached bungalow occupies a larger than average plot and offers an excellent opportunity for those seeking comfortable single storey living in a desirable coastal location. The accommodation comprises a spacious lounge, kitchen, two well proportioned double bedrooms and a family bathroom. A conservatory provides additional living space and an ideal spot to relax and enjoy views of the garden. Externally, the property benefits from a generous plot, offering excellent outdoor space, together with a private driveway and garage providing convenient off road parking and storage. Ideally positioned just a short stroll from Pevensey Bay's beautiful beach, as well as local shops, cafés, restaurants and everyday amenities, the property combines the appeal of coastal living with excellent convenience. Offered to the market chain free, this charming bungalow presents a wonderful opportunity for buyers looking to enjoy a peaceful seaside lifestyle. An early viewing is highly recommended to appreciate the location, generous plot and potential this property has to offer.

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Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Lounge
- Kitchen
- Conservatory
- Bathroom/WC
- Lawn & Patio Rear Garden
- Driveway
- Garage
- CHAIN FREE

Entrance
Double glazed door to-

Porch
Inner door to-

Hallway
Radiator.

Bedroom 2
8'10 x 8'7 (2.69m x 2.62m)
Radiator. Double glazed window to front aspect.

Lounge
15'9 x 11'7 (4.80m x 3.53m)
Radiator. Feature fireplace surround. Double glazed window to front aspect.

Bedroom 1
12'4 x 11'7 (3.76m x 3.53m)
Radiator. Window to rear aspect.

Kitchen
8'8 x 7'4 (2.64m x 2.24m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for appliance. Wall mounted boiler. Double glazed windows to side and rear aspect.

Conservatory
12'4 x 6'5 (3.76m x 1.96m)
Radiator. Two cupboards. Double glazed windows. Door to garden.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Double glazed window to side aspect.

Outside
The garden is laid to lawn and patio with gated access to the driveway and-

Garage
Up and over door. Light and power.

Parking
A driveway in front of the garage provides off road parking.

EPC = D

COUNCIL TAX BAND = B

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.