HUNT FRAME
ESTATE AGENTS

30 Beechfield Close, Pevensey, BN24 5FH

£270,000

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CHAIN FREE. Situated within easy reach of local shops and amenities, including a Doctor surgery and Dentist, Chemist, Tesco Express and Public House, Adur Park and Primary School. This well presented TWO BEDROOM home benefits from a RE-FITTED KITCHEN and TWO ALLOCATED PARKING SPACES, as well as a living room and first floor bathroom. The rear garden has a lawn and two decked seating areas.

ENTRANCE HALL

LIVING ROOM
Double glazed window to front. Radiator. Door to understair storage cupboard.

KITCHEN
Double glazed window and door overlooking and leading to rear garden. Fitted in a range of eye and base level units and drawers with complementary work surface over. Inset one and half bowl sink with single drainer and mixer tap. Electric hob with extractor hood over and oven beneath. Integrated fridge freezer and washing machine. Radiator. Wall mounted gas fired boiler.

FIRST FLOOR LANDING
Access to loft space.

BEDROOM ONE
Double glazed window to front. Built-in and fitted wardrobe. Radiator.

BEDROOM TWO
Double glazed window to rear. Radiator.

BATHROOM
Fitted in a suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin. Shaver point. Extractor fan. Radiator.

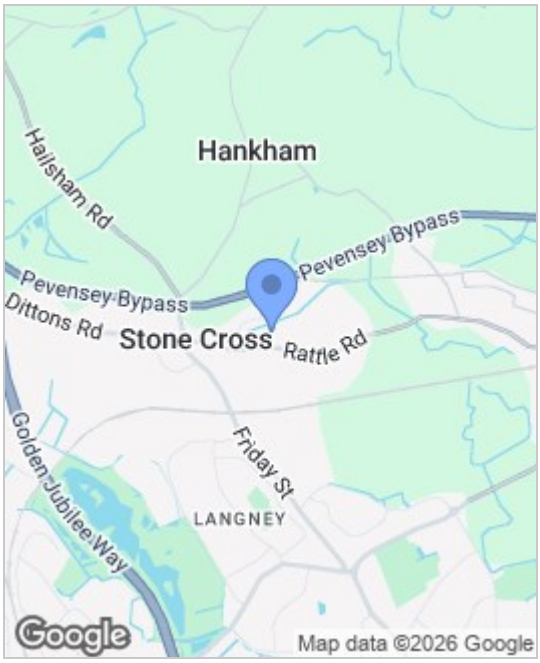
OUTSIDE

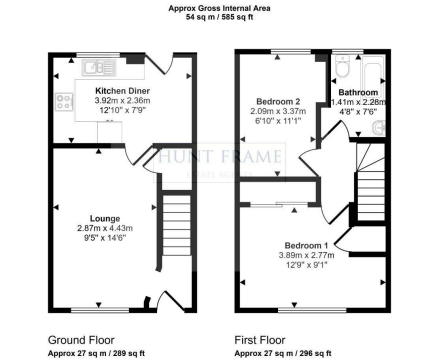
REAR GARDEN
Laid as decking area with further lawn. Flower and shrub beds.

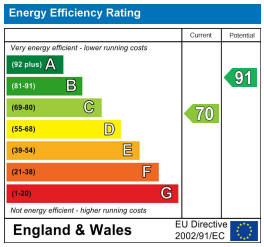
OFF ROAD PARKING
Two allocated spaces, directly in front of the property.

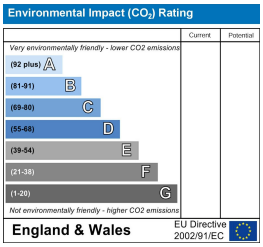
COUNCIL TAX BAND C

ANTI MONEY LAUNDERING
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.









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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