



An attractive and extended two bedroom semi-detached bungalow in an exclusive cul-de-sac in Pevensey Bay, within walking distance of the village and beach. This CHAIN FREE home is ready to occupy with a new fitted kitchen, spacious lounge/diner, conservatory, new flooring, fresh decor and a luxury bathroom. Sitting in a generous and private corner plot with ample off-road parking and a garage. The back garden is a delight, ideal for the keen gardener to enjoy. Viewings are welcomed by the vendor's sole agents.

Guide Price £400,000 to £410,000
Freehold



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Pevensey Bay offers to its residents a beachfront village centre with shops, and cafes alongside the local pubs and leisure facilities. You will find the whole area steeped in history, with some of the best local walks and of course the beach all with close proximity of the property. There is also a train station with links to Eastbourne, Gatwick and London, and excellent bus routes.

Entrance Hallway

Attractive timber entrance door to side. Laminate flooring. Inset spotlights. Electric heater.

Lounge/Diner - 5.46m x 4.44m (17'11" x 14'7")

Double aspect room with opaque double glazed window to side and double glazed patio doors to rear. Electric heater. Laminate flooring. Electric fireplace. Coving.

Conservatory - 3.78m x 0.97m (12'5" x 3'2")

UPVc conservatory. Double glazed French doors opening to rear garden.

Kitchen - 3.3m x 3.25m (10'10" x 10'8")

Double glazed window to rear. Electric heater. Laminate flooring. Inset spotlights. Fully fitted with a range of light grey wall and base units with space for a range of appliances. Single electric oven. Slate colour work surfaces with inset 4 burner electric hob with fitted cooker hood and stainless steel 1 and 1/2 bowl sink and drainer unit.

Bedroom One - 4.83m x 3.58m (15'10" x 11'9")

Double aspect room with double glazed windows to front and side. Loft hatch. Electric heater.

Bedroom Two - 3.48m x 3.43m (11'5" x 11'3")

Double glazed window to front. Electric heater.

Bathroom - 2.57m x 2.03m (8'5" x 6'8")

Opaque double glazed window to side. Inset spotlights. Extractor fan. Towel rail. Modern suite comprising of bath with mixer taps, shower cubicle with tiled enclosure, wash hand basin and W.C.

Front Garden

Paved frontage for low maintenance. Driveway leading to garage. Side gate.

Garage

Single garage with up & over door. Double glazed window to rear and double glazed personal door.

Back Garden

Mainly laid to lawn with paved patio. Gated side access with timber post and rail. Fencing surrounds with mature trees and shrubs.

Check out the 3D virtual tour!

Please contact Surridge Mison Estates for viewing arrangements or further information.

Council Tax

Band- TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



Approximate total area⁽¹⁾

821.19 ft²

76.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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