



This detached two bedroom bungalow with garage in Pevensey Bay is moments from the beach and with close proximity to the village amenities just a short distance everything is easily accessible and within close proximity to the property. The property is being offered CHAIN FREE and has been well maintained to present a home which can be immediately moved into and enjoyed with a modern refitted shower room and double glazed windows and doors. The decor is tasteful and overall it is a home to be proud of and will serve its new owner extremely well. The accommodation comprises of, entrance hallway opening into a lovely double aspect lounge / dining room which measures an impressive 28ft9 in length. Also leading from the hallway is the well equipped and modern fitted kitchen. There are also two double bedrooms and the modern shower room, with potential for creating a further en-suite facility to one of the bedrooms. The lovely walled garden space to the rear and side are fully paved for easy maintenance and there is a personal door to the garage plus driveway to the front allowing for further off road parking. Pevensey Bay village is a highly sought after location with a true village feel. It has local amenities to include doctors surgery and shops and restaurants. The position of the bungalow is between the village and within easy reach of Eastbourne Sovereign Harbour where larger stores can be found at The Crumbles shopping centre, together with further restaurants and entertainment.

**Guide Price £400,000**

**Tenure Freehold | Council Tax Band- D**



**Entrance Hall-** Casement door to side. Laminated wood flooring. Loft access. Radiator and built in airing cupboard.

**Kitchen** - 3.61m x 2.24m (11'10" x 7'4")- Double glazed window to front. Tiled flooring. Radiator. Inset spotlights. Fully fitted with a range of modern wall and base units housing integral fridge and eye level double Zanussi electric oven, with space and plumbing for washing machine and dishwasher. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 5 burner Zanussi gas hob with fitted Neff cooker hood and glass splashback.

**Lounge/Diner** - 8.76m x 3.94m (28'9" x 12'11")- Double aspect room with double glazed door to side and double glazed bay window to front. Laminated wood flooring. Coved ceiling. Three radiators.

**Bedroom One** - 4.19m x 3.3m (13'9" x 10'10")- Double aspect room with double glazed windows to rear and side. Fitted wardrobes. Carpeted. Radiator. Inset ceiling spotlights.

**Bedroom Two** - 4.39m x 2.9m (14'5" x 9'6")- Double glazed window to rear. Carpeted. Radiator. Inset ceiling spotlights.

**Shower Room-** Double glazed opaque window to side. Partially tiled walls and vinyl flooring. Inset ceiling spotlights. Built in cupboard. Extractor fan. Chrome towel rail. Modern suite comprising of walk in shower cubicle, wash hand basin and W.C.

**Garage** - 5.31m x 2.64m (17'5" x 8'8")- Single garage with up & over door. Double glazed personal door to rear.

**Driveway-** Providing off road parking.

**Front Garden-** Shingle with shrubs.

**Rear Garden-** Landscaped with patio, wall surround with shingle area and mature trees. Flower borders. Gated side access. Personal door to garage.

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

**ENERGY RATING TBC**

#### Utilities

This property has the following utilities:

**Water** Mains

**Drainage** Mains

**Gas** Mains

**Electricity** Mains

**Primary Heating** Gas central heating system

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

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.



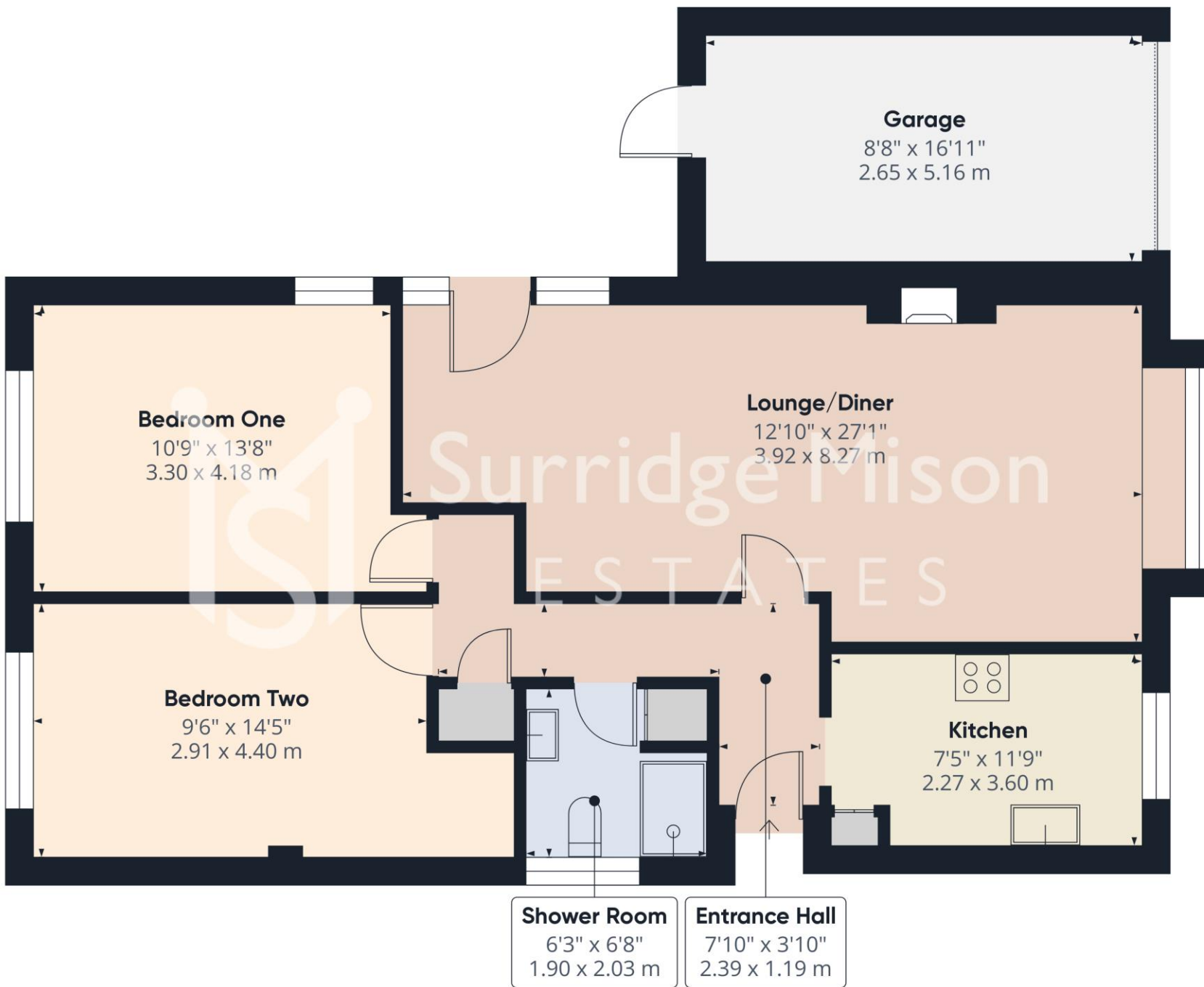
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**Approximate total area<sup>(1)</sup>**  
974.87 ft<sup>2</sup>  
90.57 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

