

11 Coast Road, Pevensey Bay, East Sussex, BN24 6AH

£340,000

Surridge Mison
ESTATES

This three bedroom semi-detached house is located a few minutes' walk from the beach in Pevensey Bay. Whilst the property would benefit from some modernisation it does have some double glazing plus gas central heating throughout.

The property is a well appointed pre-war home laid out over two floors, and has a generally well presented interior with two good sized reception rooms, one having a fireplace, a full width double glazed conservatory and well equipped kitchen.

There is the additional benefit of a ground floor shower room, plus the family bathroom on the first floor and three good sized bedrooms. The rear garden is paved and has access to a useful 21ft wide workshop. There is an area of paved garden also to the front of the property which can be enjoyed via patio doors from the living room, and being enclosed and private with gated front access.

To the front of the property there is twin 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. Viewings are welcomed to this wonderful property.









Entrance Porch- Double glazed French doors to front. Tiled flooring.

Entrance Hall- Double glazed door to front and glazed window to side. Wooden flooring. Stairs leading to first floor. Built in storage cupboard. Radiator.

Shower Room- Double glazed window to front. Tiled flooring and partially tiled walls. Radiator. White suite compromising of shower cubicle, wash hand basin and W.C.

Kitchen - 3.61m x 2.62m (11'10" x 8'7")- Double glazed window to rear and double glazed door leading to conservatory. Tiled flooring and partially tiled walls. Wall mounted boiler. Coving. Fitted with a range of wall and base units with space and plumbing for washing machine, dishwasher, fridge/freezer and electric cooker with fitted cooker hood. Wooden work surfaces with inset ceramic butler sink.

Conservatory - 6.3m x 2.67m (20'8" x 8'9")- UPVc. Two sets of patio doors leading to rear garden. Tiled flooring. Radiator. Inset spotlights.

Dining Room - 3.63m x 2.82m (11'11" x 9'3")- Double glazed patio doors leading to conservatory. Wooden board flooring. Coving. Radiator. Glazed doors leading to lounge.

Lounge - 4.83m x 3.15m (15'10" x 10'4")- Double glazed patio doors to front. Electric fireplace. Wooden flooring. Coving. TV point.

First Floor Landing- Airing cupboard.

Bedroom One - 4.78m x 3.1m (15'8" x 10'2")- Double glazed window to front. Built in eaves storage. Radiator.

Bedroom Two - 3.66m x 2.51m (12'0" x 8'3")- Double glazed window to rear. Built in wardrobes. Radiator.

Bedroom Three - 3.35m x 2.21m (11'0" x 7'3")- Double glazed window to rear. Built in wardrobes. Radiator.

Bathroom- Double glazed window to front. Tiled flooring and fully tiled walls. Chrome towel rail. White suite compromising of bath with mixer taps, wash hand basin and W.C.

Front Garden- Patio with front gated access. Pond.

Rear Garden- Patio with hedges and shrubs. Fencing surrounds with gated side access.

Off Road Parking

Workshop - 6.5m x 2.77m (21'4" x 9'1")- Power and light.

Council Tax Band- D EPC Rating- E Tenure- Freehold

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.org.uk/en-gb/mobile-coverage

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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.







