



Located in the charming coastal village of Normans Bay, this beautifully well-maintained detached house offers a truly exceptional living experience. With four bedrooms, two reception rooms, a conservatory, and a kitchen breakfast room complete with a wood burner, this property exudes warmth and homely charm.

Imagine waking up each morning to residents-only access to the beach, or hosting gatherings in your private garden - the epitome of seaside living. The property also boasts a driveway for four cars and a double garage, ensuring convenience for all.

Situated in a prime coastal location, this residence is close to a train service, making it easily accessible for both commuting and leisurely trips to the beach and nearby countryside. The peaceful surroundings and private road further enhance the appeal of this delightful home.

Don't miss your opportunity to experience relaxed coastal living - book a viewing today and discover the endless possibilities this property has to offer.

Guide Price £625,000 to £650,000
Tenure Freehold



Ashburn House, Normans Bay, Pevensey, East Sussex, BN24 6PS



Entrance Porch

Double glazed door to front and double glazed window to front. Tiled flooring. Wooden door leading to entrance hall.

Entrance Hall

Stained glass porthole window to front. Stairs leading to first floor with built in cupboard under. Coved ceiling. Dado rail. Radiator. Carpeted.

Cloakroom WC

Double glazed opaque window to side. Chrome towel rail. Wash hand basin with tiled splashback and W.C.

Lounge - 5.56m x 3.94m (18'3" x 12'11")

Double glazed bay window to front. Open brick fireplace with fitted wood stove. Coved ceiling. Dado rail. Radiator. Carpeted.

Dining Room - 3.66m x 3.23m (12'0" x 10'7")

Double glazed window to rear. Coved ceiling. Dado rail. Radiator. Carpeted.

Kitchen/Breakfast Room - 4.95m x 3.66m (16'3" x 12'0")

Double glazed window and door to rear. Radiator. Storage cupboard. Coved ceiling. Fully fitted with a range of white country style wall and base units with space and plumbing for washing machine, dishwasher and fridge/freezer. Space for Range style cooker with tiled splashback and fitted cooker hood. Slate effect work surfaces with inset sink and drainer unit.

Conservatory - 5.36m x 1.68m (17'7" x 5'6")

UPVc conservatory with glass roof. Double glazed patio doors leading to rear garden. Tiled flooring. Dado rail.

First Floor Landing

Double glazed window to side. Loft access. Airing cupboard. Coved ceiling. Dado rail. Carpeted.

Master Bedroom - 3.96m x 3.94m (13'0" x 12'11")

Two double glazed windows to front. Mirror fronted built in wardrobes. Radiator. Coved ceiling. Door leading to en-suite.

En-Suite Shower Room

Double glazed opaque window to side. Fully tiled walls. Chrome towel rail. Modern suite comprising of shower cubicle, wash hand basin and W.C.

Bedroom Two - 3.71m x 2.64m (12'2" x 8'8")

Double glazed window to rear. Mirror fronted built in wardrobes. Coved ceiling. Radiator.

Bedroom Three - 3.66m x 3.18m (12'0" x 10'5")

Double glazed window to front. Built in wardrobes. Coved ceiling. Radiator.

Bedroom Four - 2.59m x 2.41m (8'6" x 7'11")

Double glazed window to rear. Coved ceiling. Radiator.

Family Bathroom

Double glazed opaque window to rear. Tiled walls. Coved ceiling. Radiator. Shaver point. White suite comprising of corner bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Double Garage

Double garage with up & over doors. Power and light. Personal door and window to rear. Oil fired boiler.

Driveway

Shingle driveway providing ample off road parking.

Front Garden

Mainly laid to lawn.

Rear Garden

Mainly laid to lawn with patio areas. Shed. Fencing surrounds with mature trees and shrubs. Please contact Surridge Mison Estates for viewing arrangements or for further information.

Private Road Residents make a voluntary contribution of £60 per year toward road upkeep.

Council Tax Band E with Rother District Council.

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

Oil Tanked

Electricity Mains

Primary Heating Oil 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>

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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Floor 0

Approximate total area⁽¹⁾

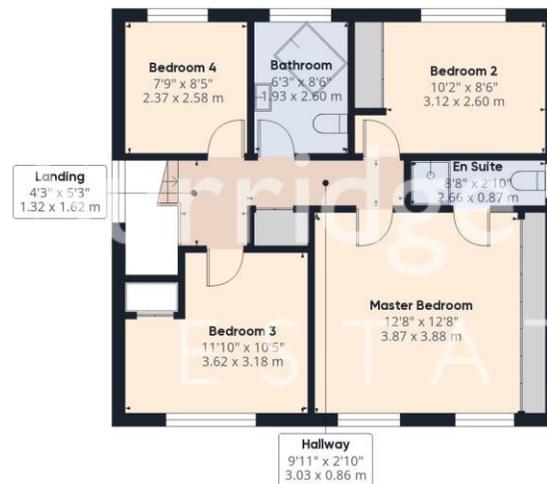
1687.02 ft²

156.73 m²

Reduced headroom

1.86 ft²

0.17 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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