



The position of this detached two bedroom bungalow is going to please all beach lovers! The private road leads directly to Pevensy Bay beach and is also within close proximity of the village centre, it is a peaceful position perfect for the those wishing for a quiet lifestyle with all amenities, including train station, within easy reach.

The property is a spacious and well maintained bungalow set on a generous plot with gardens front and rear and parking and garaging. It benefits from double glazing and gas central heating throughout and whilst some cosmetic updating is required to the new owners taste and style, it will make a lovely home. There is also a large loft which could offer further extension subject to permissions.

The accommodation on offer comprises of entrance to double aspect dining hall/sun lounge which in turn is open through to the large lounge with fireplace. The kitchen/breakfast room is well equipped and there is a useful utility room. With two double bedrooms, one benefiting from built in wardrobes and en-suite shower and W.C., plus a further bathroom, the space on offer would be considered generous.

The gardens are arranged to the front, rear and side with mature planting and is paved for ease of maintenance. There is a good sized single garage with ample parking to the front.

Pevensy 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 and if you feel this could be your new home it is being offered CHAIN FREE.

Guide Price £475,000

Tenure Freehold | Council Tax Band- D



Sea Ridge, Eastbourne Avenue, Pevensy Bay, Pevensy, BN24 6AS

Surridge Mison
ESTATES

Dining Hall/Sun Lounge - 4.22m x 2.51m (13'10" x 8'3")- Double aspect room with double glazed door to side, and double glazed windows to front and side. Radiator. Carpeted with coved ceiling. Sliding glazed doors leading to lounge.

Lounge - 5.18m x 4.22m (17'0" x 13'10")- Double glazed window to side, open through to Dining Hall/Sun Lounge. Fireplace with fitted electric fire. Carpeted with coved ceiling. Radiator. Wall lights and TV point.

Kitchen/Breakfast Room - 4.52m x 3.96m (14'10" x 13'0")- Double aspect room with double glazed windows to front and side, and wooden door leading to utility room. Vinyl flooring and partially tiled walls. Inset spotlights into coved ceiling. Radiator.

Fully fitted with a range of wall and base units, housing integral dishwasher and wall mounted gas boiler. Built in electric eye level oven. Work surfaces with inset stainless steel one and half bowl sink and drainer unit and four burner gas hob with fitted extractor hood.

Utility Room - 1.91m x 1.83m (6'3" x 6'0")- Double aspect room with double glazed opaque windows to side and rear, and double glazed opaque door leading to rear garden. Vinyl flooring. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Work surfaces over.

Inner Hall- Storage cupboard. Carpeted. Loft access, which is large and boarded.

Bathroom- Double glazed opaque window to side. Vinyl flooring and partially tiled walls. Towel rail. Extractor fan.

Suite compromising of bath with mixer taps and handheld shower attachment and wash hand basin. Sliding door leading to W.C, with double glazed opaque window to side, vinyl flooring and partially tiled walls.

Bedroom One - 4.44m x 4.24m (14'7" x 13'11")- Double glazed window to rear. Built in wardrobes. Carpeted. Radiator. Wall lights. Coved ceiling.

En-Suite Shower Room- Vinyl flooring and fully tiled walls. Extractor fan. Coved ceiling. Suite compromising of shower cubicle, wash hand basin and W.C.

Bedroom Two - 3.99m x 3.63m (13'1" x 11'11")- Double glazed window to rear. Carpeted. Radiator. Coved ceiling.

Driveway & Front Garden- Driveway providing off road parking. Paved area with mature shrubs and hedging.

Garage - 6.38m x 2.59m (20'11" x 8'6")- Single garage with up & over door. Power and light. Personal door from rear garden.

Rear Garden- Paved with fencing and brick surround. Mature flower beds and borders. Gated side access.

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.



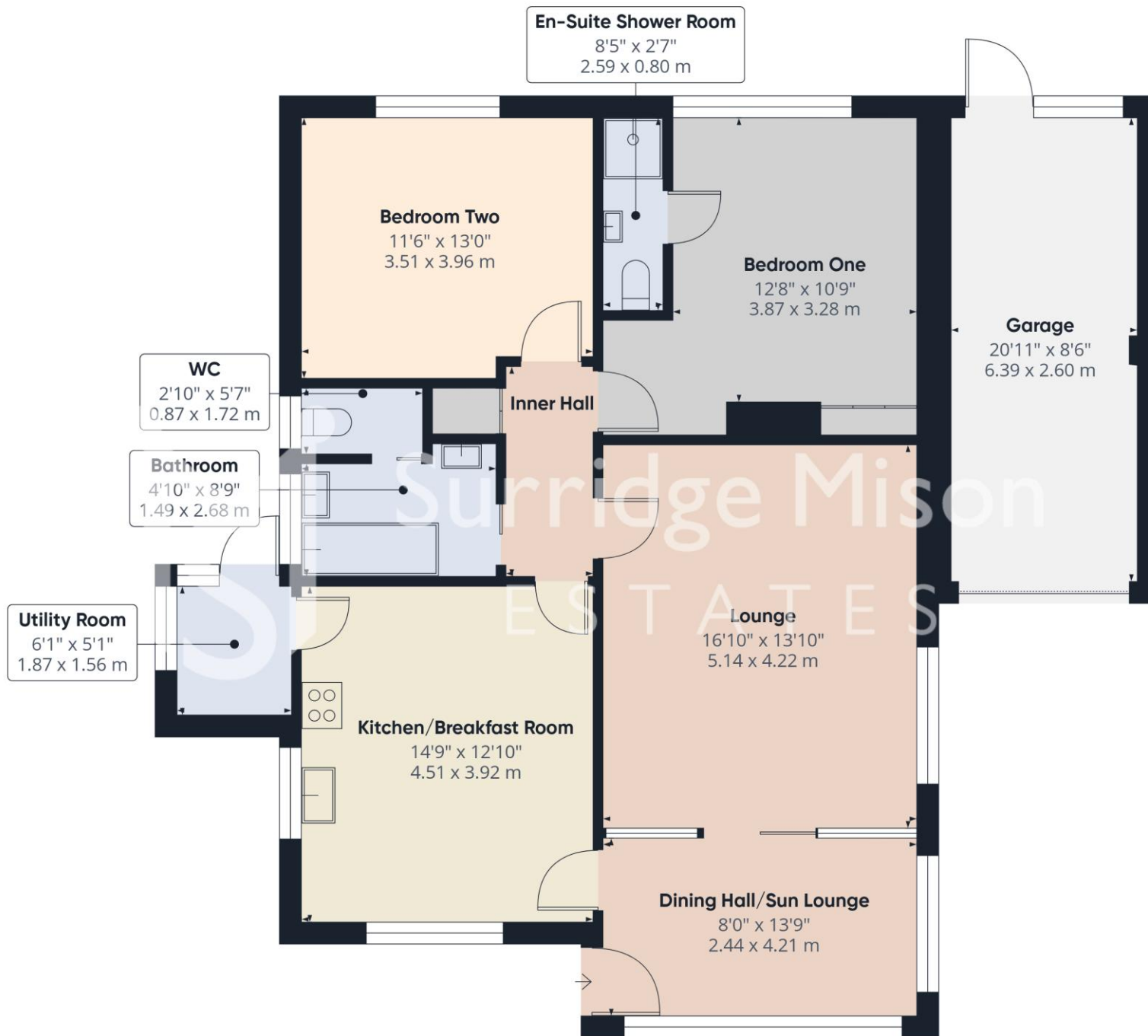
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Approximate total area⁽¹⁾
1196 ft²
111.3 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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