



This two bedroom semi-detached home has been lovingly and tastefully renovated and improved by the current owners and is ready for the new owner to move straight in and enjoy. Situated on Coast Road in Pevensey Bay it is within close proximity to the ever sought after beachfront together with the village centre.

The property has received a top to bottom update, to include newly fitted double glazed windows and doors, updated boiler and heating system, a stunning fully refitted kitchen and luxury shower room, the thought and attention to detail throughout the home makes this a very special property.

When the accommodation is visited it does not disappoint, with spacious reception rooms which have comprise of a living room with feature wall and featuring bi-fold doors to the garden, really bringing the outside in on those sunny days, and the dining room leading from the kitchen and having a further set of bi-fold doors to allow for the full enjoyment of the outside space. The kitchen really has been tastefully refitted and is well equipped with integrated appliances and Neff cooking appliances.

The bedrooms are both double in size, one with built in wardrobes and a bay window, and the luxury shower room allows for a walk in cubicle and double wash hand basins. Outside there is a garage which has been clad and insulated to allow for a workshop/office/ with ample power points and double glazed windows and door. The garden is South facing and offers easy maintenance and is arranged over two levels with a feature glass fronted fish pond which can be removed if required.

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.

The front of the property offers parking for two vehicles and is gated for security of pets and children to the formal access for the bungalow. This home really must be viewed to be able to fully appreciate the finish and design on offer.

**Guide Price £350,000-£365,000**

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



42 Coast Road, Pevensey Bay, Pevensey, BN24 6LP

**Surridge Mison**  
ESTATES



**Entrance Hall-** Double glazed casement door to side. Laminated herringbone style flooring. Modern feature radiator. Loft access. Telephone point.

**Shower Room-** Double glazed fanlight window to side. Fully tiled walls and tiled flooring. Inset ceiling LED lights. Chrome towel rail. Fitted mirrored cabinet. Beautifully refitted suite comprising of walk in shower cubicle with rainfall shower head and handheld shower attachment with fitted glass screen, double wash hand basins set within vanity unit and W.C with concealed cistern.

**Bedroom One** - 3.94m x 3.61m (12'11" x 11'10")- Double glazed bay window to front with fitted inset blinds. Built in wardrobes with mirror fronted doors. Radiator. Carpeted.

**Bedroom Two** - 3.61m x 2.29m (11'10" x 7'6")- Double glazed window to front with inset blinds. Radiator. Carpeted.

**Lounge** - 5.84m x 3.15m (19'2" x 10'4")- Bi-fold doors leading to rear garden. Built in storage cupboard. Feature wall with inset electric fire. Modern feature radiator. Carpeted. Coved ceiling. Sliding pocket door leading to kitchen.

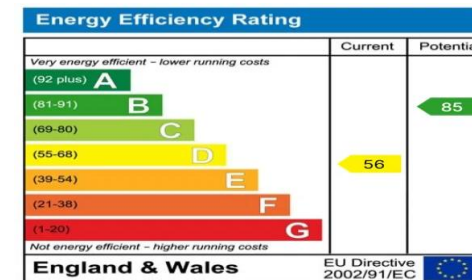
**Kitchen** - 2.82m x 2.44m (9'3" x 8'0")- Double glazed window to side with fitted inset blinds. Inset ceiling LED lights. Laminated herringbone style flooring. Fully fitted with a range of gloss wall and base units housing integral dishwasher and double eye level electric oven. Granite work surfaces with inset moulded sink and drainer unit with mixer tap and Neff induction hob with fitted cooker hood and stainless steel splashback.

**Dining Room** - 2.57m x 2.29m (8'5" x 7'6")- Double glazed full length windows to rear and Bi-fold doors leading to rear garden. Feature lantern skylight. Laminated herringbone style flooring. Inset ceiling LED lights. Modern tall radiator. TV point. Space for large American style fridge/freezer.

**Rear Garden-** Beautifully landscaped, with patio seating area with stairs leading up to a lawn area with shingle. Feature sunken pond. Further steps leading to shed. Fencing surrounds.

**Garage/Workshop/Office** - 5.26m x 2.39m (17'3" x 7'10")- Single garage with double glazed personal door to front, and double glazed windows to front and side. Insulated and clad. Power and light.

**Driveway-** Providing ample off road parking. Water butt. Outside lighting and power.



#### 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>

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.



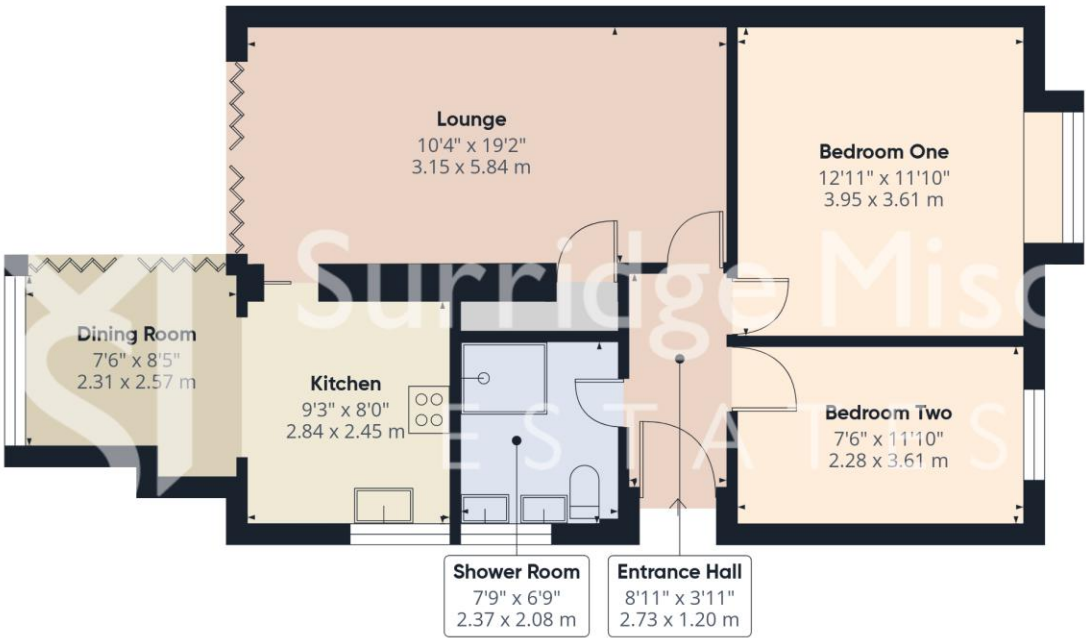
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Company Registration Number 14506438



Floor 0 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
818 ft<sup>2</sup>  
75.9 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.

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