



CHAIN FREE. What a home! In excess of 1700 sqft, this property is situated in the enviable location of Coast Road close to the beachfront, with a plot that matches the internal space and backing onto allotments. Detached with four bedrooms and three reception rooms including a stunning family room leading to a large mature garden, a kitchen/breakfast room with integral appliances, two bathrooms, garage and block paved driveway providing ample off road parking, and being extremely well maintained and presented, an early viewing is going to be essential.

The position of the property in Pevensey Bay is within close proximity to the ever sought after beachfront together with the village centre which offers to its residents local 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 property has been modernised throughout however still boasts original characterful features which add to the charm. Benefits of the home include double glazing and gas central heating throughout with the accommodation on offer comprising of entrance hallway and a ground floor shower room and W.C. The two spacious reception rooms communicate with each other, one being a lovely bay fronted room with fireplace. The kitchen is well equipped and there is a useful utility room. The dining/family room is a wonderful, triple aspect space measuring 21ft8 in length and having French doors to access the garden, rear and side, along with two feature skylights allowing for plenty of natural light.

Upstairs boasts four good sized bedrooms, two having built in wardrobes, plus a modern family bathroom. The gardens are a feature and mainly arranged to the rear of the property with laid to lawn and paved patio area, overlooking allotments and having mature shrubs and trees to enjoy, along with a BBQ area. There is also a large shed and garaging with personal door, power and light. The front garden is block paved allowing for ample parking off road. There is so much to see and love about this property, it could be your new home and do get in touch today to arrange to view.

Guide Price £650,000-£675,000

Tenure Freehold | Council Tax Band- D



53 Coast Road, Pevensey Bay, Pevensey, BN24 6LR

Surridge Mison
ESTATES

Entrance Hall- UPVc door to side. Laminated wood flooring. Dado rail. Radiator. Stairs leading to first floor.

Ground Floor Shower Room- Double glazed opaque window to side. Part carpet part tiled flooring. Chrome towel rail. White suite compromising of double shower cubicle with tiled enclosure, wash hand basin and W.C.

Dining Room - 4.57m x 3.51m (15'0" x 11'6")- Double glazed window to front. Fitted storage into alcoves with shelving. Carpeted. Coved ceiling. Radiator.

Lounge - 4.5m x 3.63m (14'9" x 11'11")- Double glazed bay window to front. TV point. Carpeted. Coved ceiling. Radiator.

Kitchen/Breakfast Room - 4.39m x 2.59m (14'5" x 8'6")- Double glazed French doors leading to dining/family room. Tiled flooring and partially tiled walls. Coved ceiling. Built in deep understairs storage cupboard. Fully fitted with a range of wall and base units housing integral dishwasher and double eye level electric oven. Work surfaces, with breakfast bar, and inset stainless steel double sink and drainer unit, and 5 burner gas hob with stainless steel splashback and fitted stainless steel cooker hood.

Utility Room - 2.77m x 1.12m (9'1" x 3'8")- UPVc door to front. Laminated wood flooring. Wall mounted Alpha boiler. Fitted with a range of wall units, with work surfaces with space and plumbing for washing machine, tumble dryer and fridge or freezer.

Dining/Family Room - 6.6m x 3.58m (21'8" x 11'9")- Triple aspect room with two sets of French doors to rear, French doors to side and double glazed window to side. Feature skylights. Wooden flooring. Radiator. Inset ceiling spotlights. TV points.

First Floor Landing- Double glazed window to side. Carpeted. Dado rail. Coved ceiling. Radiator. Loft access.

Bathroom- Double glazed window to rear. Tiled flooring and partially tiled walls. Inset ceiling spotlights. Radiator. Extractor fan. Modern suite compromising of bath with mixer taps and handheld shower attachment, wash hand basin set within vanity unit and W.C. with concealed cistern.

Bedroom One - 4.39m x 3.71m (14'5" x 12'2")- Double glazed bay window to front. Built in wardrobes with mirror fronted doors. Carpeted. Coved ceiling. Radiator.

Bedroom Two - 3.66m x 3.63m (12'0" x 11'11")- Double glazed window to front. Carpeted. Coved ceiling. Radiator.

Bedroom Three - 3.56m x 2.62m (11'8" x 8'7")- Double glazed window to rear. Carpeted. Coved ceiling. Radiator.

Bedroom Four - 2.57m x 2.26m (8'5" x 7'5")- Double glazed window to rear. Built in wardrobes with mirror fronted doors. Carpeted. Coved ceiling. Radiator.

Garage- Single garage with up & over door. Personal door to side. Power and light.

Driveway & Front Garden- Block paved driveway providing ample off road parking. Shingle area and shrubs.

Rear Garden- Mainly laid to lawn with paved patio area, and decking with BBQ. Large shed. Flower beds and mature trees and shrubs. Fencing surrounds with 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.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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Approximate total area⁽¹⁾

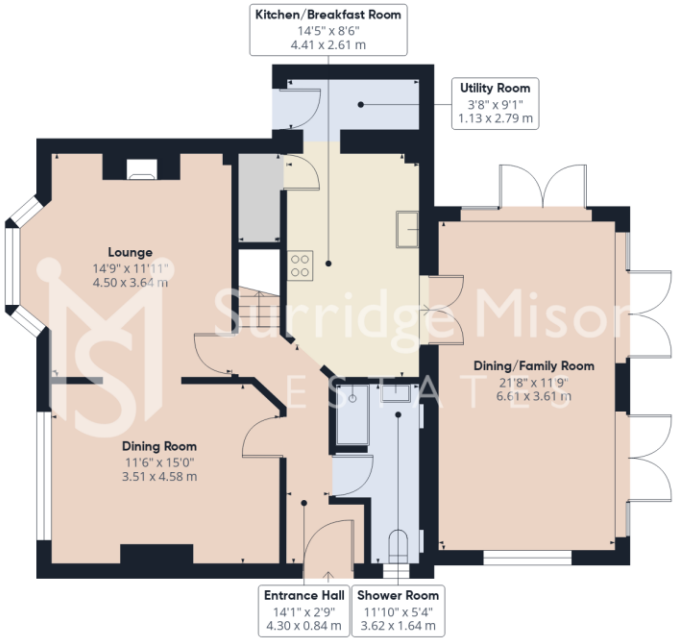
1740 ft²

161.7 m²

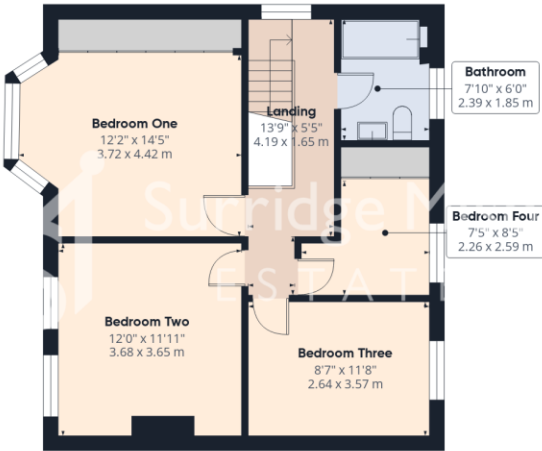
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

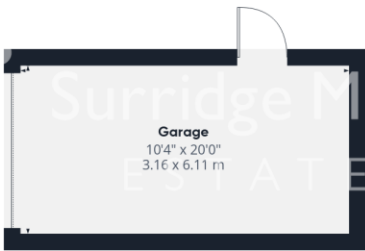
GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

