



CHAIN FREE

This two bedroom first floor maisonette is bright and well presented, having been lovingly maintained by the current owners, and allowing for any new owner to take full advantage of its benefits, which include private entrance, a share of the freehold with a long lease, and modern open plan living with a lounge/kitchen/dining room with Juliette balcony. Situated on Coast Road in Pevensy Bay it is within close proximity to the ever sought after beachfront together with the village centre which has excellent amenities.

Through the private entrance and up the stairs to the first floor of this maisonette is a bright landing providing access to the loft. Both the bedrooms are double in size and overlook the front. The bathroom is a fully fitted modern suite with bath and shower over. Into the heart of this home, which is the modern, open plan lounge/kitchen/dining room. A double aspect room with feature Juliette balcony, allowing for plenty of natural light. The kitchen is modern, with space for appliances. The property further benefits from a share of the freehold with a long lease, double glazing and gas central heating.

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. There is a local train station, along with excellent bus routes and road links.

Guide Price £200,000

Tenure Share Of Freehold | Council Tax Band- B



2b Coast Road, Pevensy Bay, Pevensy, BN24 6ED

Entrance Hall

Double glazed door to front and double glazed window to side. Laminate flooring. Stairs leading to first floor.

First Floor Landing

Double glazed window to side. Laminate flooring. Inset spotlights. Loft access.

Bedroom Two - 2.72m x 2.54m (8'11" x 8'4")

Double glazed window to front. Radiator. Carpeted. Inset spotlights.

Bedroom One - 4.75m x 3.51m (15'7" x 11'6")

Double glazed window to front. Radiator. Carpeted. Inset spotlights.

Bathroom

Double glazed opaque window to side. Tiled flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Shaver point. Modern suite comprising of bath with mixer taps and shower attachment with fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

Lounge/Kitchen/Dining Room - 5.05m x 3.63m (16'7" x 11'11")

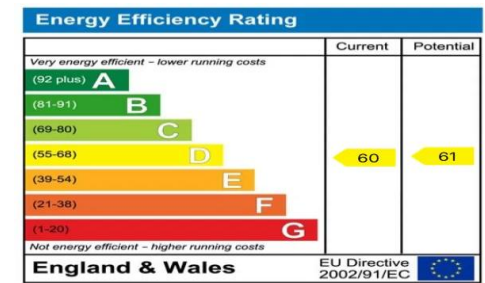
Double aspect room with two double glazed window to side and French doors to rear with Juliette balcony. Laminate flooring. Inset spotlights.

Kitchen- Partially tiled walls. Fully fitted with a range of white wall and base units with space and plumbing for fridge/freezer and washing machine. Built in electric oven. Work surfaces with inset 4 burner electric hob with brushed steel splashback and brushed steel fitted cooker hood and stainless steel sink and drainer unit with mixer tap.

Tenure- Share Of Freehold

999 Year Lease From 2016

Maintenance- As & When



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.



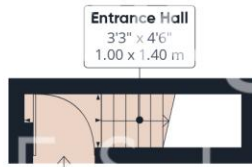
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Floor 0



Floor 1

Approximate total area⁽¹⁾

603 ft²

56 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.

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