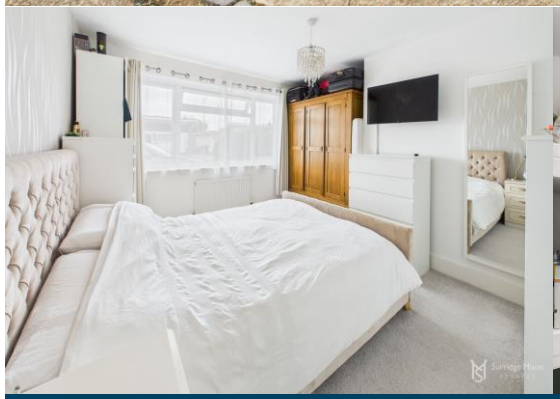
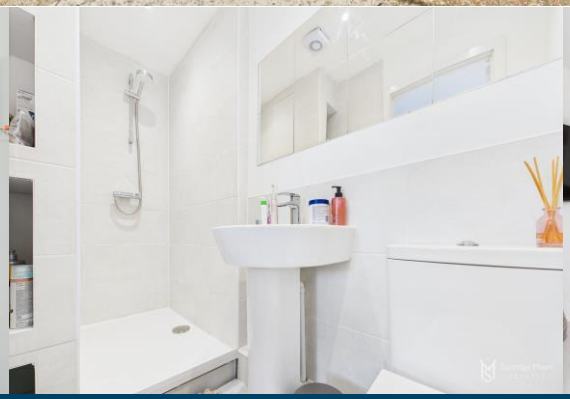
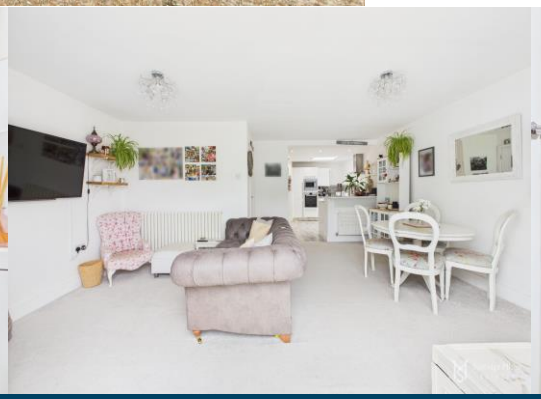
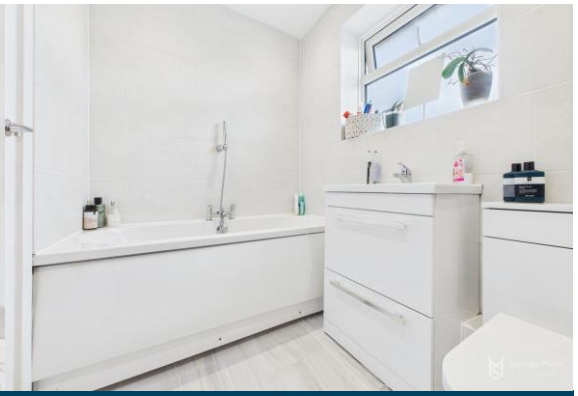
A beautifully presented, semi-detached bungalow within a stone's throw to the stunning beachfront in sought after Pevensey Bay. With three bedrooms, one boasting a modern en-suite shower room, garage, driveway, secluded rear garden, modern kitchen with space for appliances along with double glazing & gas central heating, this bungalow presents an excellent opportunity to secure your next home by the sea.

Guide Price £350,000 to £360,000
Tenure Freehold









6 The Boulevard, Pevensey Bay, Pevensey, East Sussex, BN24 6SB

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This home has a feeling of space and light throughout, and begins in the entrance hall which leads onto the heart of the home, the main living area. There is a sense of modern, open plan living in this space, although still having the areas of separation. The lounge/dining room has French doors leading onto the rear garden, and provides a warm and welcoming space. The kitchen is modern, with a feature skylight, and plenty of space for appliances.

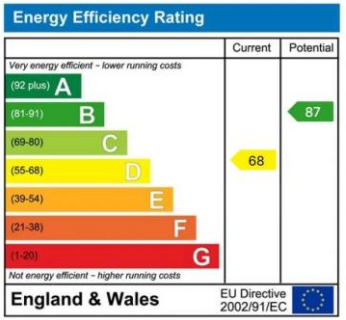
There is an inner hall with airing cupboard, and three double bedrooms. The main bedroom boasts a stylish en-suite shower room, which matches the main family bathroom which has a separate bath and shower enclosure.

Outside, the rear garden is secluded and private, and is beautifully landscaped with a lawned area along with patio. There is a single garage. The driveway to the front of the property provides ample off road parking.

Situated in Beachlands in Pevensey Bay it is within close proximity to the ever sought after beachfront together with the village centre which has excellent amenities. 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. There is a local train station, along with excellent bus routes and road links.

Entrance Hall
Double glazed door to front. Carpeted. Radiator. Inset spotlights.
Lounge/Dining Room - 5.33m x 4.52m (17'6" x 14'10")
French doors leading to rear garden with double glazed windows to side. Carpeted. Two radiators.
Kitchen - 3.76m x 3.45m (12'4" x 11'4")
Feature skylight. Laminate flooring and partially tiled walls. Inset spotlights. Fully fitted with a range of modern wall and base units with space and plumbing for fridge/freezer, washing machine and dishwasher. Built in eye level Bosch electric oven and Swan microwave. White work surfaces with inset 4 burner electric hob with Hotpoint stainless steel cooker hood and glass splashback and stainless steel 1 and 1/2 bowl sink and drainer unit.
Inner Hall
Airing cupboard. Carpeted. Inset spotlights.
Bedroom One - 3.68m x 3.51m (12'1" x 11'6")
Double glazed window to front. Carpeted. Radiator. Door leading to en-suite shower room.
En-Suite Shower Room
Tiled flooring and partially tiled walls. Inset spotlights. Extractor fan. Chrome towel rail. Modern suite compromising of walk-in shower enclosure, wash hand basin and W.C.
Bedroom Two - 2.67m x 2.62m (8'9" x 8'7")
Double glazed window to front. Carpeted. Radiator.
Bedroom Three - 2.59m x 2.18m (8'6" x 7'2")
Double glazed window to side. Carpeted. Radiator.
Bathroom
Double glazed opaque window to side. Tiled flooring and fully tiled walls. Inset spotlights. Extractor fan. Chrome towel rail. Modern suite compromising of bath with mixer taps and handheld shower attachment, walk-in shower enclosure, wash hand basin set within vanity unit and W.C with concealed cistern.
Garage - 5.28m x 2.29m (17'4" x 7'6")
Single garage with up & over door. Glazed window to rear. Power.
Driveway
Block paved driveway providing ample off road parking. External cupboard housing Ideal combi boiler.
Rear Garden
Secluded garden being mainly laid to lawn with patio area. Fencing surrounds with mature trees and shrubs.
Please contact Surridge Mison Estates for viewing arrangements or for further information.

Council Tax Band- B



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.

Surridge Mison ESTATES

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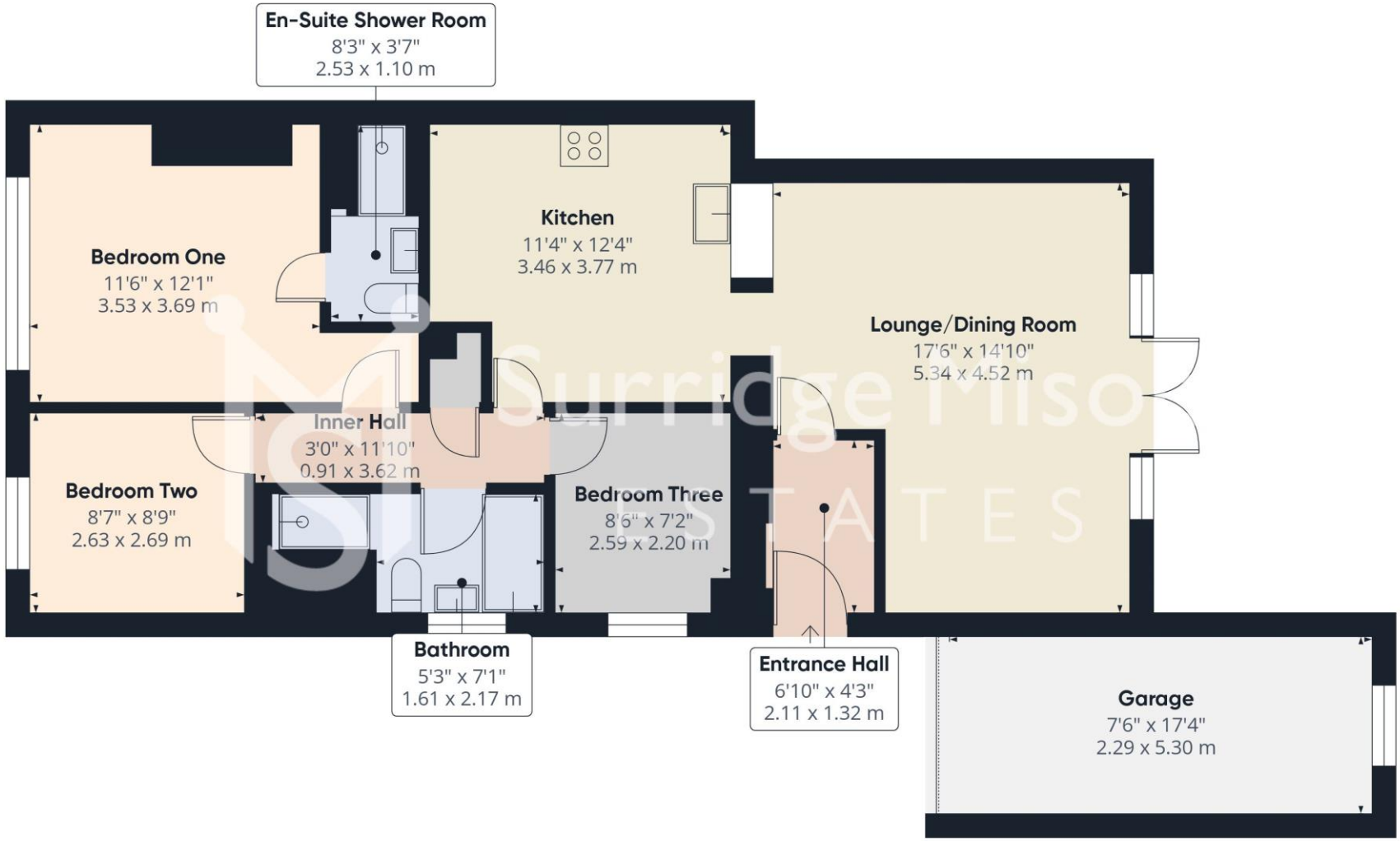

Surridge Mison ESTATES

Approximate total area(1)

917 ft²

85.5 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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PRS Property Redress Scheme