



53 Waverley Gardens, Pevensey Bay, East Sussex, BN24 6LD  
£375,000



Surridge Mison  
ESTATES



## CHAIN FREE

Welcome to this bright & spacious semi-detached bungalow, where the position is going to please all beach lovers! Situated in a peaceful cul-de-sac just off of Coast Road in Pevensey Bay, you are a stones throw from the stunning beachfront, along with the village amenities, including train station, on the doorstep. With two double bedrooms, one boasting a modern en-suite shower room plus bathroom, garage, driveway, gardens to front & rear, conservatory, double glazing and gas central heating, this will make an ideal next home.

The bungalow is spacious and well maintained, and you enter through the porch to the entrance hall with two built in storage cupboards and loft access. There is the main bathroom, along with two double bedrooms both overlooking the lawned front garden. The main bedroom boasts a modern en-suite shower room. Into the lounge/diner which has a fireplace and patio doors onto the conservatory, along with an archway leading to the kitchen. The kitchen is double aspect and again leads onto the conservatory. It has plenty of space for appliances, as well as a built in storage cupboard. The conservatory has French doors leading to the rear garden plus a door to the side.

Outside, the gardens to the front are large and laid to lawn, whereas the rear is paved for ease of maintenance. There is a good sized single garage along with a long driveway providing ample off road parking.

Pevensey Bay 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. If you feel this could be your new







**Entrance Porch** Double glazed door to front and double glazed door leading to entrance hall.

**Entrance Hall** Built in airing cupboard and storage cupboard. Loft access. Carpeted. Dado rail. Coved ceiling. Radiator.

**Bathroom** Double glazed opaque window to front. Laminate flooring and fully tiled walls. Chrome towel rail. White suite comprising of bath with mixer taps and electric Mira shower over, wash hand basin set within vanity unit and W.C.

**Bedroom One** - 3.53m x 3.33m (11'7" x 10'11") Double glazed window to front. Carpeted. Coved ceiling. Dado rail. Radiator. Door leading to en-suite shower room.

**En-Suite Shower Room** Double glazed opaque window to side. Laminate flooring and fully tiled walls. Chrome towel rail. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C with concealed cistern.

**Bedroom Two** - 3.56m x 3m (11'8" x 9'10") Double glazed window to front. Carpeted. Coved ceiling. Dado rail. Radiator.

**Lounge/Dining Room** - 5.11m x 3.56m (16'9" x 11'8") Sliding patio doors leading to conservatory. Gas fireplace with wooden surround and tiled hearth. Carpeted. Coved ceiling. Dado rail. Radiator. Wall lights. Archway leading to kitchen.

**Kitchen** - 3.56m x 3.51m (11'8" x 11'6") Double aspect room with double glazed window to side, double glazed window to rear and double glazed door leading to conservatory. Built in storage cupboard. Wall mounted Vaillant boiler. Laminate flooring and partially tiled walls. Coved ceiling. Fully fitted with a range of beech style wall and base units with space and plumbing for fridge/freezer and washing machine. Space for cooker with fitted extractor hood. Green marble style work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit with mixer tap.

**Conservatory** - 4.57m x 2.72m (15'0" x 8'11") UPVc conservatory with French doors leading to rear garden plus double glazed door to side. Tiled flooring. Ceiling fan.

**Front Garden & Driveway** Large front garden being mainly laid to lawn. Block paved driveway providing ample off road parking.

**Garage** - 5.69m x 2.72m (18'8" x 8'11") Single garage with up & over door. Double glazed personal door and double glazed window to side. Power and light.

**Rear Garden** Paved garden with fencing surrounding. Outside tap.

Council Tax Band- D

EPC Rating- TBC





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>

### Surridge Mison Estates

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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.

