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PROTECTED



15 Arundel Close, Pevensey Bay, East Sussex, BN24 6SF
Guide Price £375,000-£395,000



Surridge Mison
ESTATES

Situated on the popular Beachlands development close to the beachfront in Pevensey Bay, is this three bedroom bungalow which offers an extremely large plot of 1/4 acre (approx) with a generous amount of off road parking and two garages. The home has been lovingly maintained over the 20+ years of our sellers ownership and really does provide a home in immaculate condition to any new owner.

The location of the bungalow is within close proximity to the ever sought after beachfront together with the village centre which has excellent amenities. Benefits include double glazed windows and doors throughout together with gas central heating, a modern kitchen with space for appliances and bathroom with the addition of a further cloakroom/W.C.

The remaining accommodation on offer is spacious and comprises of, entrance porch leading to the hallway which has a personal door to the garage. There is one double bedroom positioned overlooking the beautiful rear gardens and benefiting from built in wardrobes, with the further two bedrooms both being double in size and one having a good amount of built in wardrobes. The dining room is a great size with a feature skylight, and is open onto the lounge which in turn overlooks and opens to the rear gardens, and has a feature fireplace.

Outside the gardens really must be seen to be fully appreciated. They are immaculately maintained with an abundance of shrubs, plus fruit trees and pathways leading through the laid to lawn. Both garages have power and light and the parking to the front of the bungalow is block paved and provides ample off road parking.

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. With so much to appreciate with this property viewing is going to be essential.

Council Tax Band- C

EPC Rating- TBC

Tenure- Freehold





Entrance Porch - 3.48m x 0.71m (11'5" x 2'4")- UPVc door to front and two double glazed windows to front. UPVc door and double glazed window leading to entrance hall.

Entrance Hall - 6.22m x 0.94m (20'5" x 3'1")- Personal door to garage. Radiator. Carpeted. Coved ceiling.

Bedroom Two - 3.1m x 2.74m (10'2" x 9'0")- Double glazed window to side overlooking the rear garden. Built in wardrobes with mirror fronted doors, and further built in wardrobe. Carpeted. Radiator. Coved ceiling.

Cloakroom - 1.57m x 0.76m (5'2" x 2'6")- Double glazed window to front. Carpeted. Wash hand basin with tiled splashback and W.C.

Bathroom - 2.72m x 2.62m (8'11" x 8'7")- Feature skylight. Tiled flooring and partially tiled walls. Inset spotlights. Radiator. Extractor fan. Suite comprising of bath with mixer taps and handheld shower attachment, shower cubicle with tiled enclosure, wash hand basin and W.C.

Kitchen/Breakfast Room - 3.71m x 2.62m (12'2" x 8'7")- Double aspect room with double glazed windows to front and side. Tiled flooring and partially tiled walls. Radiator. Fully fitted with a range of wall and base units under unit lighting, integral fridge and with space and plumbing for washing machine. Built in single electric oven. Work surfaces with inset 4 burner gas hob with fitted extractor hood and stainless steel sink and drainer unit with mixer taps.

Bedroom One - 3.81m x 2.92m (12'6" x 9'7")- Double glazed window to front. Built in wardrobes with mirror fronted doors. Radiator. Carpeted. Telephone point.

Dining Room - 4.85m x 3.53m (15'11" x 11'7")- Feature skylight. Glazed panelled door overlooking the lounge. Radiator. Coved ceiling. Carpeted.

Lounge - 5.82m x 3.43m (19'1" x 11'3")- Double glazed window to rear and French doors leading to rear garden. Feature fireplace with brick surround. Two radiators. Wall lights. Carpeted. Coved ceiling. Telephone point. TV point. Door leading to bedroom three.

Bedroom Three - 3.28m x 2.69m (10'9" x 8'10")- Double glazed window to rear. Carpeted. Radiator.

Driveway & Front Garden- Block paved driveway providing ample off road parking. Mainly laid to lawn. Flower borders. Shrubs.

Rear Garden- Mainly laid to lawn with patio area. Outdoor lighting. Shed. Fruit trees and mature shrubs. Flower beds and borders. Fencing surrounds.

Garage One - 5.72m x 2.74m (18'9" x 9'0")- Single garage with up & over door to front and up & over door to rear. Personal door to entrance hall. Power and light.

Garage Two - 4.9m x 2.92m (16'1" x 9'7")- Single garage with up & over door to front. Power and light. Personal door to rear.



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>

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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.

PRS Property
Redress
Scheme



Floor 0 Building 1



Floor 0 Building 2



Approximate total area^m

1385 ft²

128.7 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

