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PRS Property
Redress
Scheme



 Surr ridge Mison

131 Eastbourne Road, Pevensey Bay, East Sussex, BN24 6BN
Guide Price **£525,000**



Surr ridge Mison
ESTATES

Surridge Mison Estates are delighted to present this bright, spacious and beautifully presented detached home situated on a large plot within sought after Pevensey Bay, close to the village amenities and stunning beachfront. Spanning over 1700 sqft of versatile accommodation, the property benefits from five bedrooms, three reception rooms plus kitchen/breakfast room and utility room, garage and workshop, double driveway and a landscaped South facing garden that wraps around the rear and side of the home.

The accommodation on offer begins on the ground floor, through an entrance porch and into the hall with a handy understairs cupboard along with a ground floor cloakroom. The home has Oak internal doors throughout and a glazed one leads you to the double aspect lounge, which has French doors onto the rear garden and a feature gas fireplace. The other reception rooms are accessed off of this room, to the right is a spacious study/playroom, again with French doors onto the garden, and a dining room overlooking the side garden area. These two rooms provide versatile accommodation on the ground floor and could be used for multiple ways of living even becoming self contained.

Into the kitchen/breakfast room, again double aspect, with views to the front towards Pevensey Castle. There is plenty of space for dining, and the kitchen is fully fitted and a well equipped space. There is an ever useful utility room running the full depth of the house, again fully fitted, and with two built in storage cupboards. This provides another entrance into the home, with a door to the front as well as through to the rear garden.

On the first floor is a landing, and five bedrooms. Four of the bedrooms are double aspect, with the bedrooms to the front having views over Marshland and towards Pevensey Castle, and the bedrooms to the rear looking towards the sea. Bedroom two has loft access. There is also a modern bathroom suite, fitted with a bath plus a separate shower cubicle.

Outside, the home is situated on a large plot, with the South facing rear garden being a large, secluded and sunny space, wrapping around the rear and side of the property, and landscaped for any new owners enjoyment with an abundance of mature planted beds and borders. There is a summerhouse, shed and gated side access to the garden. You can access the garage through the garden, and it has been extended to include a wooden workshop at the rear. There is also an up & over door accessed via the front. To the front of the property is another lawned area, and a driveway providing ample off road parking.

Pevensey Bay village is a highly sought after location with a true village feel. It has local amenities to include doctors surgery and shops and restaurants. The position of the home is between the village and within easy reach of Eastbourne Sovereign Harbour where larger stores can be found at The Crumbles shopping centre, together with further restaurants and entertainment.





Entrance Porch - 2.24m x 1.22m (7'4" x 4'0")- Double glazed door to side and double glazed windows to front and side. Tiled flooring. Wooden 1/2 glazed door leading to entrance hall.

Entrance Hall - 4.9m x 1.19m (16'1" x 3'11")- Carpeted. Telephone point. Radiator. Stairs leading to first floor with built in understairs cupboard.

Cloakroom - 1.73m x 0.97m (5'8" x 3'2")- Double glazed opaque window to front. Carpeted. Inset spotlights. Wash hand basin set within vanity unit with tiled splashback and W.C.

Lounge - 5.46m x 3.66m (17'11" x 12'0")- Oak glazed internal doors. Double aspect room with two double glazed windows to rear and French doors to side. Gas fireplace with tiled hearth. Two radiators. Coved ceiling. Telephone point. TV point. Carpeted. Oak glazed internal door leading to kitchen/breakfast room.

Kitchen/Breakfast Room - 4.88m x 3.15m (16'0" x 10'4")- Double aspect room, with double glazed window to front with far reaching views towards Pevensey Castle, wooden 1/2 glazed door leading to utility room and glazed window to side with fitted display shelving. Laminated wood flooring and partially tiled walls. Inset spotlights. Feature radiator. Fully fitted with a range of modern white gloss wall and base units with space and plumbing for fridge/freezer and dishwasher. Built in eye level double electric oven. Oak work surfaces with inset 4 burner Bosch gas hob with stainless steel splashback and stainless steel and glass cooker hood, and inset ceramic sink and drainer unit with mixer taps.

Utility Room - 5.21m x 2.21m (17'1" x 7'3")- UPVC door to front and to rear. Two built in storage cupboards. Vinyl flooring. Fully fitted with a range of wall and base units with space and plumbing for washing machine and dishwasher. Work surfaces.

Study - 3.38m x 2.39m (11'1" x 7'10")- Double aspect room with double glazed window to side and French doors leading to rear garden. Laminated wood flooring. Radiator. Coved ceiling.

Dining Room - 4.55m x 2.44m (14'11" x 8'0")- Double glazed window to side. Wall lights. Radiator. Coved ceiling. Carpeted.

First Floor Landing - 3.1m x 2.18m (10'2" x 7'2")- Carpeted. Radiator.

Bedroom One - 4.9m x 3.12m (16'1" x 10'3")- Double aspect room with double glazed windows to front and side. Wooden flooring. Radiator.

Bathroom - 2.57m x 2.18m (8'5" x 7'2")- Double glazed opaque window to front. Vinyl flooring. Half height panelling. Built in airing cupboard housing boiler and hot water tank. Inset spotlights. Coved ceiling. Heated towel rail. Suite comprising of bath with mixer taps, shower cubicle, wash hand basin and W.C.

Bedroom Two - 3.63m x 2.95m (11'11" x 9'8")- Double aspect room with double glazed windows to rear and side. Wooden flooring. Radiator. Loft access.

Bedroom Four - 2.69m x 2.39m (8'10" x 7'10")- Double glazed window to rear. Carpeted. Radiator.

Inner Hall - 1.19m x 0.94m (3'11" x 3'1")- Carpeted.

Bedroom Three - 4.62m x 2.51m (15'2" x 8'3")- Double aspect room with two double glazed windows to side and double glazed window to front. Laminate flooring. Radiator. Coved ceiling.

Bedroom Five - 2.39m x 2.31m (7'10" x 7'7")- Double aspect room with double glazed windows to rear and side. Wooden flooring. Radiator.

Garage- Up & over door. Has been extended to include workshop, a wooden structure open to the rear of the garage. Wooden doors to garden.

South Facing Garden- South facing rear garden being mainly laid to lawn and wrapping around the rear and side. Patio area. Wooden summerhouse and shed. Flower beds and borders. Mature trees and shrubs. Fencing surrounds with gated side access.

Driveway & Front Garden- Driveway providing ample off road parking. Laid to lawn with flower beds.



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.



Approximate total area^m
1781 ft²
165.5 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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