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PRS Property
Redress
Scheme



95 Eastbourne Road, Pevensey Bay, East Sussex, BN24 6JJ
Guide Price £475,000-£490,000



Surridge Mison
ESTATES

This bright, spacious and well presented detached chalet style home is situated within sought after Pevensey Bay, very close to the village amenities and minutes from the stunning beachfront. Spanning over 1300 sqft of versatile accommodation over two floors, the property benefits from three/four bedrooms, two communicating reception rooms plus study, a modern recently refitted kitchen, garage, workshop and utility room, large in & out driveway and a landscaped South facing rear garden.

The flexible accommodation would allow for ground floor bedroom use, even giving an element of "annex" use with access to the garden and the study adjoining this room. The remaining ground floor accommodation on offer comprises an entrance hall, with a glazed internal door leading to the lounge. The lounge overlooks the front of the home, and has a gas fireplace, and is open to the separate from the dining area with access to the pretty rear garden and provides plenty of space for entertaining.

The kitchen modern refitted kitchen is well equipped, with integral appliances and access to the side of the property. The kitchen has side access to the garden.

The remainder of the ground floor is an inner hall, with a handy built in cupboard, and a bathroom suite. The inner hall has stairs up to the first floor. On the first floor is a landing, and two bedrooms. Both of the bedrooms are a great size, with the main room having ample built in wardrobes and concealed eaves storage.

Outside, the home has a South facing rear garden being a secluded and sunny space, with an abundance of planting and plenty of different seating areas. You can access the garage through the garden, and it has been extended to include a utility room at the rear, with space and plumbing for appliances. There is also an electric door to the front. There is also a further workshop in the rear garden, and a shed. To the front of the property is another pretty lawned area with a raised bed, and a large in and out block paved driveway providing ample off road parking, as well as a covered porch.

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 Hall - 1.52m x 1.24m (5'0" x 4'1")

Casement door to front. Wooden flooring. Coved ceiling. Radiator. Glazed internal door leading to lounge.

Lounge - 4.65m x 3.61m (15'3" x 11'10")

Double glazed window to front. Wooden flooring. Gas fireplace with limestone hearth. Radiator. Inset spotlights. Wall lights.

Dining Area - 3.63m x 2.82m (11'11" x 9'3")

Double glazed patio doors leading to rear garden. Wooden flooring. Radiator. Inset spotlights.

Kitchen - 2.69m x 2.54m (8'10" x 8'4")

Double glazed window to side and opaque glazed door to side. Wooden flooring and partially tiled walls. Inset spotlights. Towel rail. Fully fitted with a range of modern wall and base units housing integral appliances including fridge and dishwasher. Built in single electric oven. Work surfaces with inset 4 burner gas hob and fitted extractor fan with glass splashback, and inset composite sink and drainer unit with mixer taps.

Bedroom Two - 4.01m x 2.62m (13'2" x 8'7")

Double glazed door to rear garden, double glazed window to rear and opaque double glazed window to side. Wooden flooring. Inset spotlights. Radiator.

Study/Bedroom Four - 2.34m x 2.26m (7'8" x 7'5")

Double glazed bay window to front. Wooden flooring. Inset spotlights. Radiator.

Inner Hall - 1.8m x 1.14m (5'11" x 3'9")

Stairs leading to first floor with built in understairs cupboard. Wooden flooring. Radiator.

Bathroom - 2.64m x 1.65m (8'8" x 5'5")

Double glazed opaque window to rear, and double glazed opaque window to side. Wooden flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Shaver point. Extractor fan. Suite comprising of bath with mixer taps and electric shower over, wash hand basin and W.C.

First Floor Landing - 1.02m x 0.94m (3'4" x 3'1")

Double glazed window to rear. Carpeted.

Bedroom One - 4.67m x 3.99m (15'4" x 13'1")

Double aspect room with double glazed windows to front and side. Built in wardrobes and eaves storage. Inset spotlights. Two radiators. Carpeted.

Bedroom Three - 3.61m x 2.57m (11'10" x 8'5")

Double glazed window to side. Built in wardrobes and eaves storage. Loft access. Inset spotlights. Radiator. Carpeted.

Rear Garden



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.

Surridge Mison ESTATES

Approximate total area⁽¹⁾
1327 ft²
123.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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