



CHAIN FREE. A lovely example of an improved and updated semi-detached bungalow situated in the sought after seaside village of Pevensey Bay and having the beachfront on your doorstep. This home is going to allow the new owner the most comfortable living environment being neutrally decorated with quality throughout in its fixtures and fittings to include Oak internal doors and laminate flooring. The heating is provided by underfloor heating throughout, there are solar panels keeping the costs down for your energy requirements and the home is fully double glazed. Further to this there has been permission granted for extensions to the property to provide additional living, utility and a further bedroom and bathroom space. The current accommodation comprises of entrance hallway with loft access. The lounge/dining room is a generous 19ft2 in length and opens through to the modern well equipped kitchen, and out to the rear garden via French doors. The two bedrooms are both doubles in size and the modern bathroom suite presents like new. Outside we have a detached single garage, with power and light and electric roller door. The garden is sunny and low maintenance, a generous size with a sizeable Summerhouse with insulated roof and floor allowing for home office if required. There is ample off road parking to the front of the property, plus an electric car charging point. Pevensey Bay village is a highly sought after location with a true village feel and the property is within easy reach of its local amenities to include doctors surgery and shops and restaurants. The position of the bungalow is conveniently placed between the village and Eastbourne Sovereign Harbour where larger stores can be found at The Crumbles shopping centre, together with further restaurants and entertainment.

Guide Price £385,000

Tenure Freehold | Council Tax Band- C



83 Innings Drive, Pevensey Bay, Pevensey, BN24 6BH

SurrIDGE Mison
ESTATES

Entrance Hall- Double glazed casement door to side. Laminate flooring. Loft access. Underfloor heating and internal oak doors throughout.

Bedroom One - 3.89m x 3.58m (12'9" x 11'9")- Double glazed bay window to front with fitted blinds. Laminate flooring.. TV point.

Bedroom Two - 3.56m x 2.24m (11'8" x 7'4")- Double glazed window to front with fitted blinds. Laminate flooring.

Bathroom- Double glazed opaque window to side. Laminate flooring and fully tiled walls. Inset ceiling LED lights. Towel rail. Extractor fan. Built in cupboard. Modern suite comprising of bath with mixer taps and fitted screen with shower over, wash hand basin and W.C.

Lounge/Diner - 5.84m x 3.3m (19'2" x 10'10")- French doors leading to rear garden with double glazed windows to each side. Laminate flooring. Inset ceiling LED lights. TV point.

Kitchen - 2.82m x 2.39m (9'3" x 7'10")- Double aspect room with double glazed window to side and 1/2 glazed door to rear. Laminate flooring and partially tiled walls. Inset ceiling LED lights. Fully fitted with a range of modern base units with space and plumbing for washing machine and fridge/freezer. Built in single electric oven. Work surfaces with inset composite sink and drainer unit and 4 burner electric hob with stainless steel splashback and cooker hood.

Driveway- Providing ample off road parking. Electric charging point.

Garage - 5.26m x 2.51m (17'3" x 8'3")- Single garage with electric roller door. Personal door to garden. Power and light.

Rear Garden- Paved for easy maintenance with wooden pergola. Fencing surrounds with gated side access. Summerhouse, with insulated roof and floor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+ plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas None

Electricity Mains

Primary Heating Underfloor electric heating system

Solar Power Yes

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.



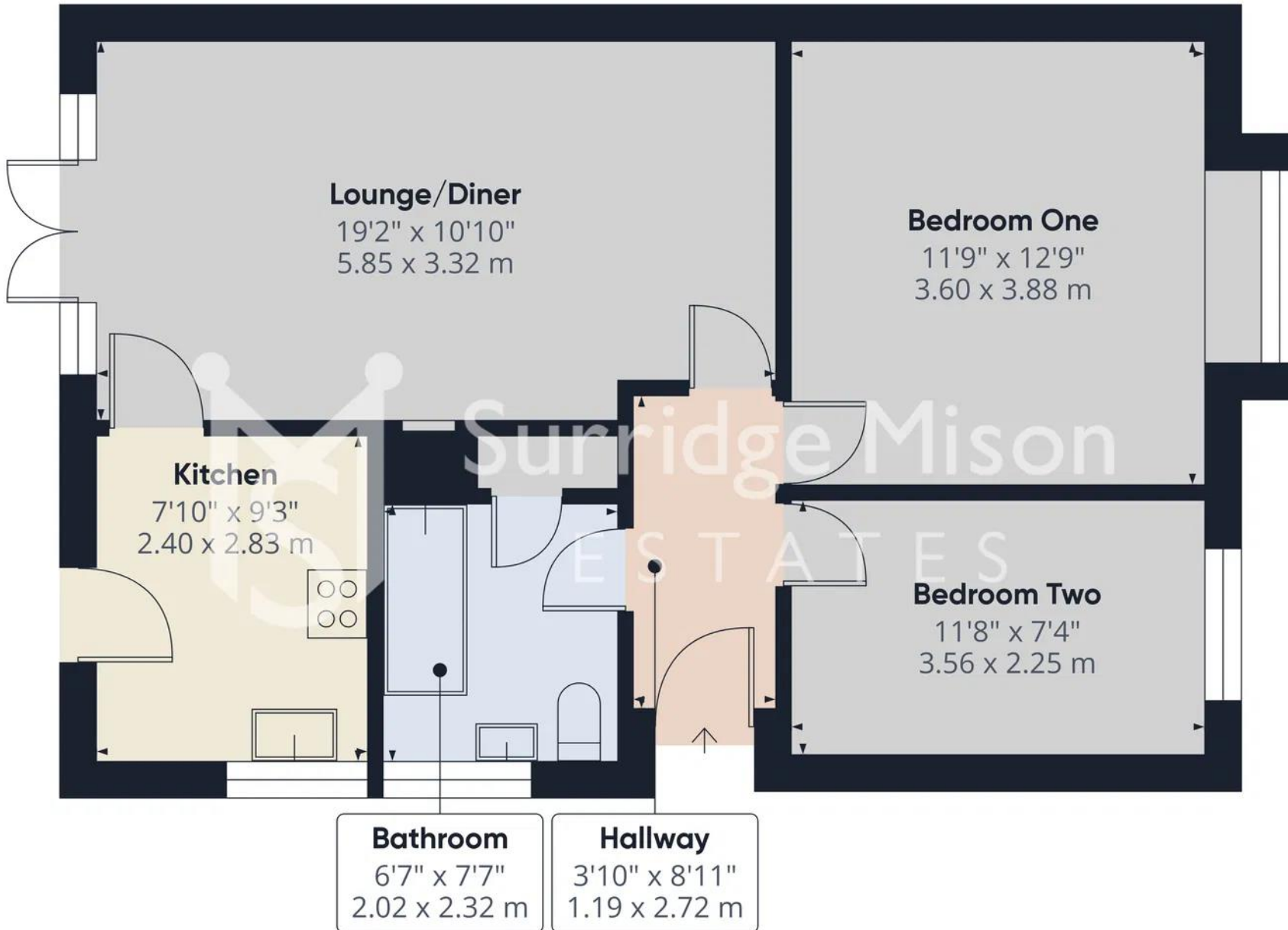
01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Approximate total area⁽¹⁾
618.5 ft²
57.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

