



A charming two bedroom semi-detached bungalow which has been recently renovated and is now ready for immediate occupation; Chain Free. This is turn-key ready home. Located in a quiet cul-de-sac in Pevensey Bay, within walking distance of the village and beach. This lovely bungalow features a newly fitted kitchen, bright lounge/diner, utility lean-to, new flooring, fresh decor and a luxury shower room. Sitting in a private plot with ample off-road parking, car port and a garage. Additionally, there is an interesting spiral staircase up to the loft which has a skylight too.

**Price £375,000**  
**Freehold**



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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 also a train station with links to Eastbourne, Gatwick and London, and excellent bus routes.

**Inner Hallway**

Door to front. Laminate flooring. Coving. Spiral staircase leading to boarded loft space with Velux window.

**Lounge** - 5m x 3.58m (16'5" x 11'9")

Double glazed French doors to rear. Laminate flooring. Electric heater.

**Kitchen** - 3.43m x 2.34m (11'3" x 7'8")

Double aspect room with double glazed window to rear and door to rear, and double glazed door to side. Laminate flooring. Coving. Fully fitted with a range light grey shaker style wall and base units with space for a range of appliances. Single electric oven. Work surfaces with inset stainless steel sink and drainer unit and electric four burner hob with fitted cooker hood.

**Conservatory/Lean To** - 2.77m x 1.65m (9'1" x 5'5")

Double glazed patio doors to rear. Base units with space and plumbing for washing machine and tumble dryer.

**Bedroom One** - 3.58m x 3.1m (11'9" x 10'2")

Double aspect room with double glazed windows to front and side. Carpet flooring. Electric heater.

**Bedroom Two** - 3.45m x 2.36m (11'4" x 7'9")

Double glazed window to front. Carpet flooring. Electric heater. Coving.

**Shower Room**

Opaque double glazed window to side. Laminate flooring. Chrome towel rail. Modern suite comprising of double shower cubicle with tiled enclosure, wash hand basin with tiled splashback and W.C.

**Front Garden & Driveway**

Block paved driveway.

**Rear Garden**

Mainly laid to lawn with patio area. Mature trees and shrubs, with fencing surround.

**Garage**

Single garage with up & over door.

**Council Tax**

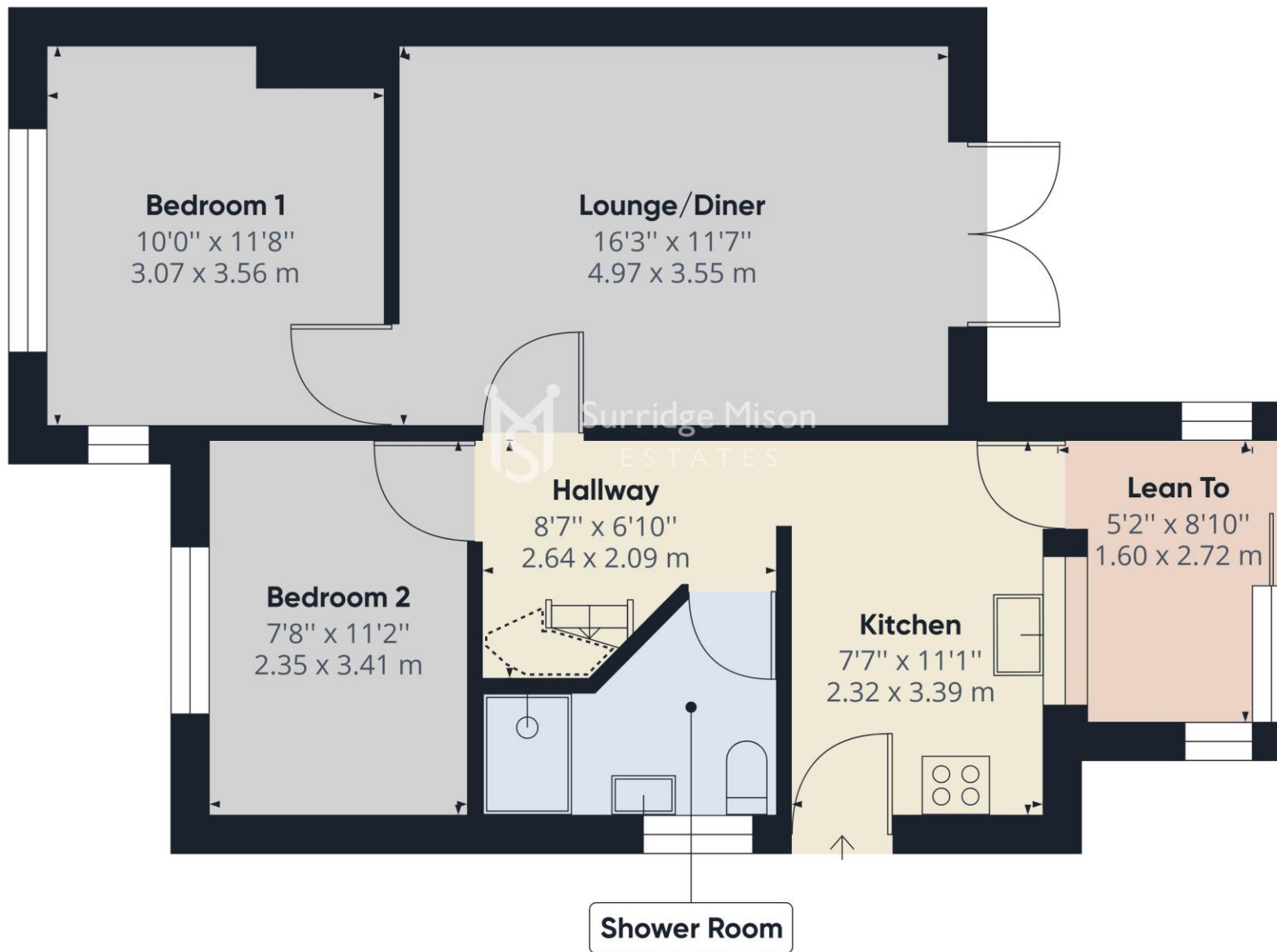
Band- TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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<sup>(1)</sup>**

625.03 ft<sup>2</sup>  
58.07 m<sup>2</sup>

**Reduced headroom**

6.42 ft<sup>2</sup>  
0.60 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**

