



Seaside life is what this link-detached two/three bedroom bungalow with large gardens in the heart of Pevensey Bay village offers. This beautifully presented home is moments from the beach and with access to the village amenities just a short distance everything is easily accessible and within close proximity to the property. The current owner has updated and maintained the property to present a home which can be immediately moved into and enjoyed. Updates include oak internal doors throughout, modern refitted bathroom and double glazed windows and doors. The decor is tasteful and overall it is a home to be proud of and will serve its new owner extremely well. The accommodation comprises of, entrance hallway opening into a lovely bright sun room which overlooks the front gardens. Also leading from the hallway is the well equipped kitchen, and the garage which has been converted and will provide a further reception room, bedroom or work from home space. This room has sliding double glazed patio doors to the inner courtyard perfect for taking a break and enjoying a morning coffee. The reception room is an impressive 28ft11 in length providing living and dining space and again having access to the sunny courtyard. There is an open fire in this room and practical laminated wood flooring. The glazed oak internal door then leads to an inner hallway with built in cupboard and accesses the two double bedrooms which have a lovely outlook over the rear garden, together with the modern refitted bathroom. The gardens for this home are a particular feature. They wrap around the property with the inner courtyard leading round to a large area of laid to lawn enclosed by fencing and with gated side access. Here there is also a cabin measuring 17ft by 12ft with power, and the gated access leads to the front garden which is mainly laid to lawn and driveway allowing for ample off road parking with space for more to be created if required. We do recommend viewing the property to be able to fully appreciate the location and what is on offer.



Guide Price £445,000

Tenure Freehold | Council Tax Band- D



11 Timberlaine Road, Pevensey Bay, Pevensey, BN24 6DE



Entrance Hall- Double glazed door to front. Large built in cupboard. Vinyl flooring. Oak internal doors throughout.

Kitchen - 3.02m x 2.36m (9'11" x 7'9")- Double glazed window to rear. Vinyl flooring and partially tiled walls. Inset ceiling LED lighting.

Fully fitted with a range of wall and base units with space and plumbing for washing machine and fridge/freezer. Work surfaces with inset stainless steel sink and drainer unit and space for range style cooker with Rangemaster cooker hood and stainless steel splash back.

Sun Lounge - 3.66m x 1.93m (12'0" x 6'4")- Sliding patio doors to front and opening to dining area and lounge. Large built in storage cupboard. Laminated wood flooring. Radiator.

Lounge/Diner - 8.81m x 3.66m (28'11" x 12'0")- Sliding patio doors to courtyard and two double glazed windows to side. Laminated wood flooring. Two radiators. Wall lights. Coved ceiling. Glazed paneled oak door leading to inner hallway.

Inner Hallway- Built in cupboard. Carpeted.

Bedroom One - 4.55m x 3m (14'11" x 9'10")- Double glazed window to rear. Loft access, being part boarded. Radiator.

Bedroom Two - 4.37m x 2.77m (14'4" x 9'1")- Double aspect room with double glazed windows to front and rear. Radiator.

Bathroom- Double glazed opaque window to rear. Vinyl flooring and partially tiled walls. Towel rail. White suite comprising of bath with mixer taps and shower over, wash hand basin and W.C.

Bedroom Three/Reception Room/Home Office - 5.03m x 2.46m (16'6" x 8'1")- Double glazed sliding patio doors to rear. Carpeted with radiator and coved ceiling.

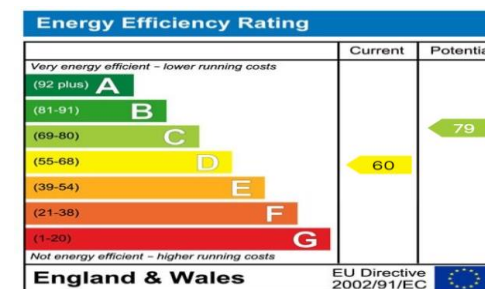
Internal Courtyard Garden- Shingle and paving. Wall surround and iron gate leading to rear garden.

Rear Garden- Wrap around gardens being laid to lawn with shingle pathways. Mature trees and shrubs with fencing surround. Gated side access.

Summerhouse/Cabin - 5.18m x 3.66m (17'0" x 12'0")- Double aspect with double glazed door to front, two double glazed windows to front and two double glazed windows to side. Power and light.

Front Garden- Mainly laid to lawn. Shrubs.

Driveway- Driveway providing ample off road parking.



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.gov.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.



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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1252.05 ft²

116.32 m²

Balconies and terraces

278.03 ft²

25.83 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.

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