



A wonderful example of a purpose built GROUND FLOOR apartment on the beach front of Pevensey Bay village. Having been fully renovated throughout by the current owners it really does provide a spacious and extremely well presented home for anybody looking to be in this sought after location. The property has an overall larger floor space than many in this and adjoining developments and benefits to the property include modern double glazed windows and updated electric heating system throughout, a refitted kitchen overlooking the gardens, a modern bathroom suite, plus the addition of a sun lounge and garaging in adjacent block. There is also the benefit of a share of the freehold, long lease and very reasonable service charges. The accommodation on offer comprises of, extremely spacious entrance hallway with storage cupboards, one housing the updated hot water system. The main reception room is spacious enough to allow for living and dining and gives the wonderful open outlook to the beachfront. This room has double glazed French doors to the sun lounge which allows access outside and adjacent to the quiet communal garden area. The kitchen is modern and well equipped with further built in storage cupboard, and the two bedrooms are both generous double rooms with built in wardrobes with the pleasure of waking up to the beachfront again. The bathroom is fitted with a modern white suite and shower bath. The communal areas are very well maintained with separate bin storage for residents, and pathway access to the beach. The smaller garden area is tucked away and will feel very private for this resident of this property. The garage is in an adjacent block.

**Guide Price £230,000**

**Tenure Share Of Freehold | Council Tax Band- B**



19, Cadogan Court, Grenville Road, Pevensey Bay, Pevensey, BN24 6BS



**Entrance Hall-** Casement door to communal entrance hallway. Built in cupboards. Electric radiator and carpeted.

**Lounge/Diner -** 6.27m x 3.63m (20'7" x 11'11")- Double aspect room with double glazed window to front and French doors to rear. Two electric radiators. Carpeted with coved ceiling.

**Sun Room -** 3.61m x 1.24m (11'10" x 4'1")- Patio doors to rear. Tiled flooring.

**Kitchen -** 4.09m x 2.57m (13'5" x 8'5")- Double aspect room with double glazed windows to rear and side. Built in pantry cupboard. Vinyl flooring and partially tiled walls. Electric radiator. Fully fitted with a range of wall and base units with space and plumbing for washing machine, tumble dryer and fridge/freezer. Built in electric oven. Work surfaces with inset stainless steel sink and drainer unit and 4 burner electric hob with fitted stainless steel cooker hood.

**Bedroom One -** 3.94m x 3.63m (12'11" x 11'11")- Double glazed window to side. Two sets of built in wardrobes. Electric radiator.

**Bedroom Two -** 4.11m x 2.29m (13'6" x 7'6")- Double glazed window to side. Built in wardrobes. Electric radiator.

**Bathroom-** Double glazed opaque window to rear. Heated towel rail. Extractor fan. Partially tiled walls and vinyl flooring. Modern suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin set within vanity unit and W.C.

**Garage En Bloc**

**Communal Gardens**

**Residents Parking**

Lease Term Remaining-999 years remaining from March 2000

Service Charge-£150 PCM

Pets Allowed

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

**ENERGY RATING TBC**

#### Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas None**

**Electricity Mains**

**Primary Heating** Electric 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.



01323 460617

[info@surridgemison.com](mailto:info@surridgemison.com)

[www.surridgemison.com](http://www.surridgemison.com)

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438





**Approximate total area<sup>(1)</sup>**  
783.39 ft<sup>2</sup>  
72.78 m<sup>2</sup>

(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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