



53 Waverley Gardens, Pevensey Bay, Pevensey, BN24 6LD

Price £375,000 | Freehold

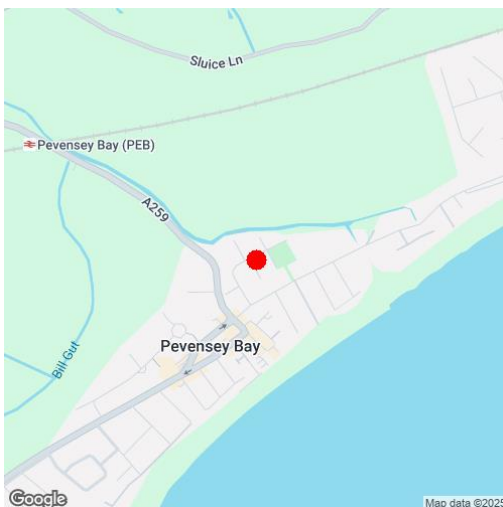
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

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01323 737962



A pleasant two bedroom semi-detached bungalow located in a tucked away position within a quiet cul-de-sac in the popular Pevensey Bay area, close to beach, local shops and bus routes. This delightful bungalow is offered to the market chain free and enjoys accommodation comprising entrance hall, spacious sitting room, conservatory, kitchen with comprehensive range of matching wall and base units with work surface, two excellent size double bedrooms with one bedroom boasting an en-suite shower room and there is a further bathroom located off the hallway. The property has the benefit of a garden to the front together with a driveway providing off road parking for several vehicles which leads to a single garage and there is a secluded garden to the rear. Additional benefits include double glazing and gas central heating. Pevensey Bay village is just a short walk and offers a range of shops, cafes and amenities. The beach is also within easy reach.







### At a Glance:

- Two bedroom semi-detached bungalow
- Popular Pevensey bay location
- Quiet cul-de-sac position
- Close to Pevensey bay village and beach
- Sitting room
- Conservatory
- Kitchen
- Bathroom
- En-suite shower room
- Gardens to front and rear plus garage

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING / DINING ROOM**  
16'9" (5.11m) x 11'8" (3.56m)

**CONSERVATORY**  
15'0" (4.57m) x 8'11" (2.72m)

**KITCHEN**  
11'8" (3.56m) x 11'6" (3.51m)

**BEDROOM 1**  
11'7" (3.53m) x 10'11" (3.33m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**  
11'8" (3.56m) x 9'10" (3m)

**BATHROOM**

**OUTSIDE:**

**FRONT & REAR GARDENS**

**DRIVEWAY**

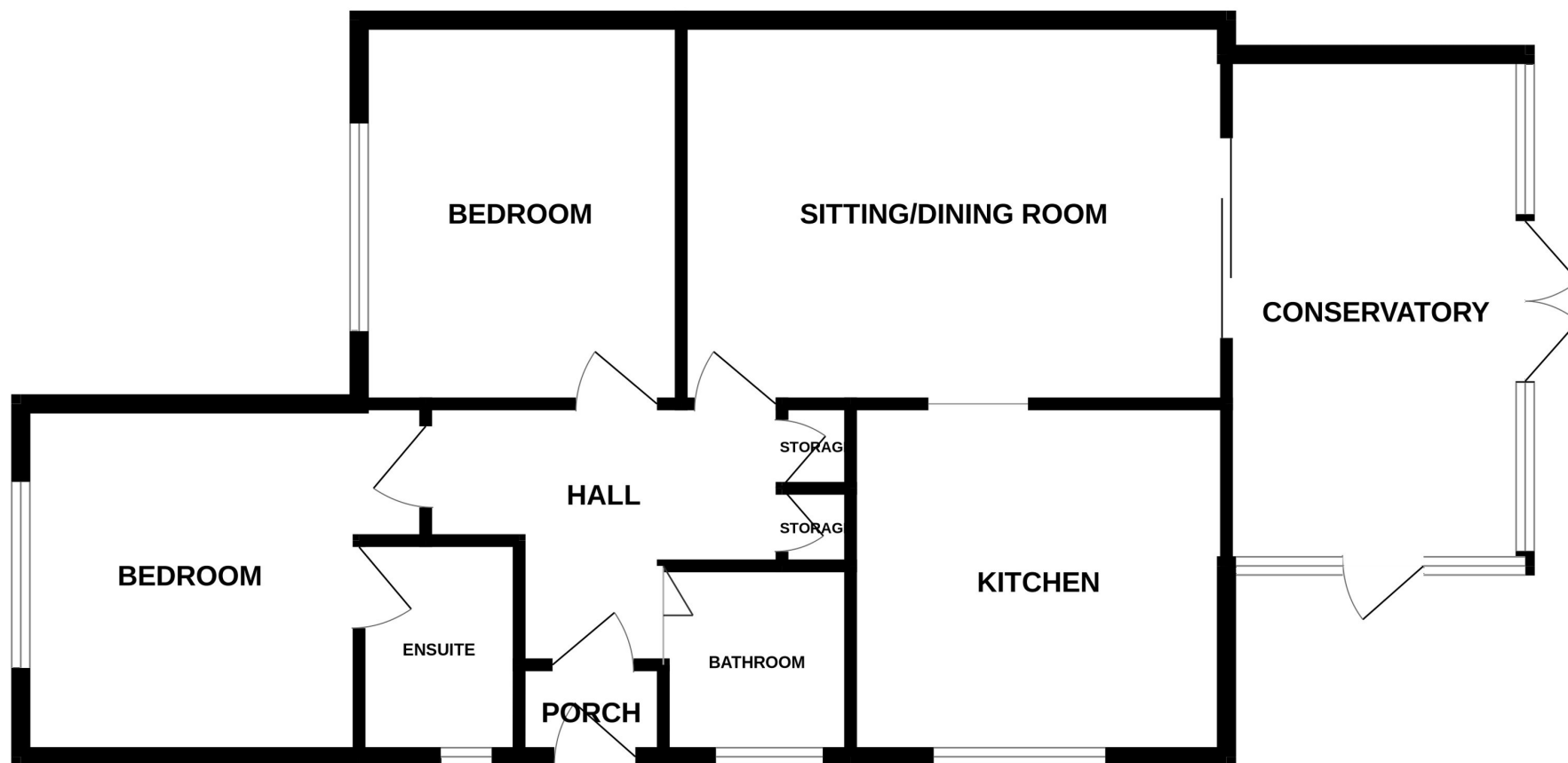
**GARAGE**

**COUNCIL TAX:**  
Band 'D'

**EPC:**  
'D'



## GROUND FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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