



118 Eastbourne Road, Pevensey Bay, Pevensey, BN24 6HR

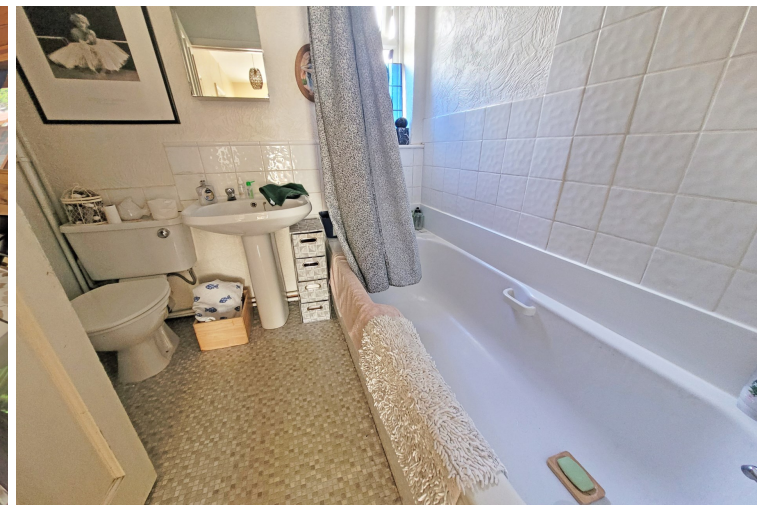
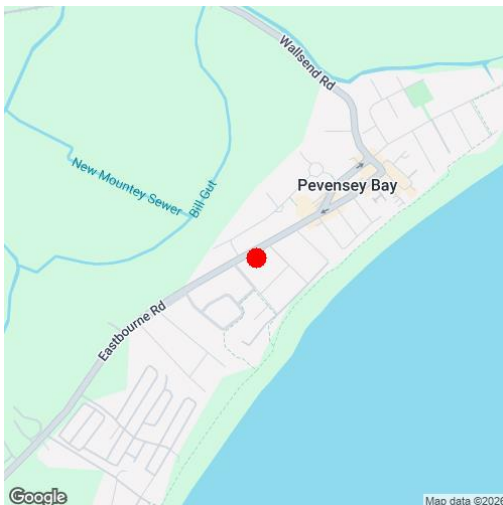
Guide Price £300,000 - £310,000 | Freehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A pleasing two bedroom detached bungalow enviably located within a few hundred yards of the sea at Pevensy Bay. The bungalow provides well proportioned accommodation that includes a living room, kitchen/breakfast room, two bedrooms and a bathroom. There is ample loft space which is considered suitable for conversion subject to planning consent. Although the bungalow would benefit from redecoration and some further modernisation it does benefit from gas central heating and sealed unit double glazing and is considered an ideal opportunity for the DIY enthusiast. The property is set within gardens to the front and rear, the latter extending to approximately 40' x 30' whilst a driveway provides off-road parking and access to the garage. Pevensy Bay High Street with its range of shopping facilities, and other amenities are within a few hundred yards, whilst a supermarket and other retail outlets are about 1 mile away at The Crumbles Retail Park.





At a Glance:

- Popular Pevensey Bay location
- Within a few hundred yards of the sea
- Two bedrooms
- Attractive gardens
- Garage
- Gas central heating
- Sealed unit double glazing
- Potential for a loft conversion

Accommodation:

PORCH

HALL

SITTING ROOM

13'0" (3.96m) x 11'3" (3.43m)

KITCHEN/BREAKFAST ROOM

12'0" (3.66m) x 10'0" (3.05m) Plus Alcove

BEDROOM 1

13'0" (3.96m) x 9'6" (2.9m)

BEDROOM 2

10'0" (3.05m) x 8'4" (2.54m)

SUN ROOM

10'0" (3.05m) x 8'0" (2.44m)

BATHROOM/WC

OUTSIDE

GARDENS FRONT AND REAR

The latter approximately 40' x 30'

GARAGE

and off road parking

EPC

Band 'E'

COUNCIL TAX

Band '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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