



Castle Drive is arguably one of the most sought after positions in Pevensy Bay and we are therefore delighted to be able to offer to the market this extended two bedroom home. As a home it has been improved and maintained throughout the current ownership and provides an extremely comfortable and well presented property sitting in the heart of the village. Pevensy 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 within close proximity of the property. The home overlooks a quiet green in a cul-de-sac position and the accommodation on offer comprises of spacious entrance hallway leading to deep built in storage cupboard, understairs storage and luxury ground floor bathroom suite. The light and bright living room has a cosy feel with characterful fireplace and opens into the dining and breakfast area which overlooks the beautifully landscaped south facing rear garden and accesses the well equipped and modern kitchen. Upstairs are two double bedrooms, there is scope on this floor to add a toilet/shower facility subject to professional advice and permissions. The front of the property offers the space for a driveway. STPP, and is currently a pretty laid to lawn area with shingle beds. The rear garden is south facing, mature and well maintained with paved patio, laid to lawn and raised beds. Mature trees and shrubs and enclosed by fencing with gated rear access.

Guide Price £340,000

Tenure Freehold | Council Tax Band- C



Entrance Hall- Casement door to front. Double glazed opaque window to front. Laminate flooring. Understairs cupboard and deep built in cupboard. Radiator.

Lounge - 4.83m x 3.51m (15'10" x 11'6")- Double glazed window to front. Glazed internal door and glazed windows looking onto dining room. Open fireplace with pretty mantle. Carpet flooring. Wall lights. Radiator. Coved ceiling. Stairs leading to first floor.

Dining Room - 6.55m x 2.9m (21'6" x 9'6")- Double glazed windows to rear. Wall lights. Radiator. Carpet flooring.

Kitchen/Breakfast Room - 2.62m x 2.36m (8'7" x 7'9")- Double glazed window and door to rear. Laminate flooring and partially tiled walls. Fully fitted with a range of shaker style wall and base units with double electric oven and space and plumbing for fridge/freezer, washing machine and dishwasher. Work surfaces with inset 4 burner electric hob with fitted stainless steel cooker hood and stainless steel 1 and 1/2 bowl sink and drainer unit.

Bathroom- Situated on the ground floor with double glazed opaque window to front. Tiled flooring and partially tiled walls. Chrome heated towel rail. 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.

First Floor Landing- Double glazed window to rear.

Bedroom One - 4.88m x 3.53m (16'0" x 11'7")- Double glazed window to rear. Fireplace. Radiator. Laminate flooring.

Bedroom Two - 4.9m x 2.64m (16'1" x 8'8")- Double glazed window to front. Radiator. Carpet flooring.

South Facing Rear Garden- Mainly laid to lawn with patio area. Mature trees and shrubs, with raised feature flower beds and borders. Fencing surround with rear gated access.

Front Garden- Laid to lawn garden and shingle beds. Potential to create driveway (STPP).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.org.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.



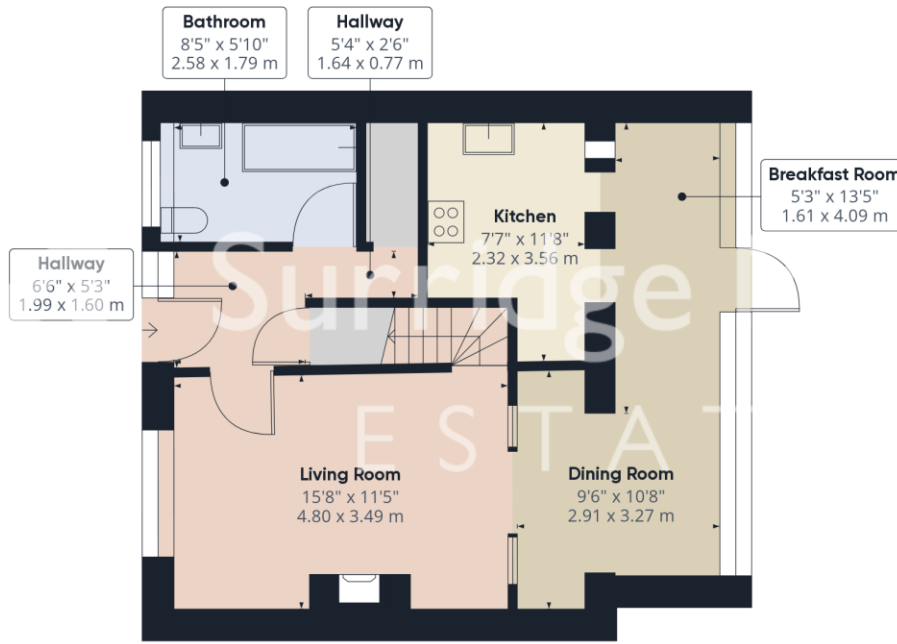
01323 460617

info@surridgemison.com

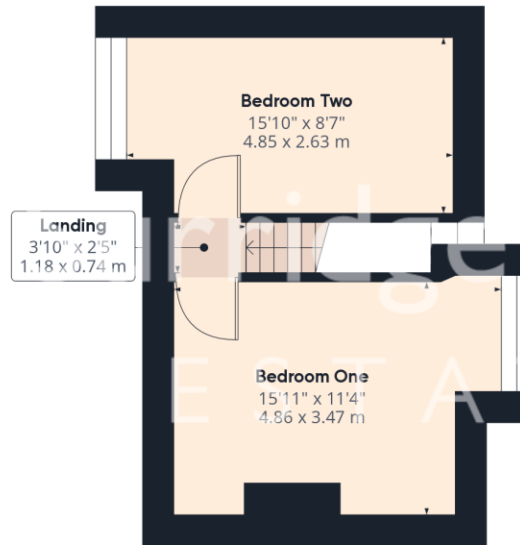
www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

870.09 ft²

80.83 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.

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