

**RUSH  
WITT &  
WILSON**



**Heaven Coast Road, Pevensey, East Sussex BN24 6PR  
£595,000 Freehold**

## About this property

**\*NO ONWARD CHAIN\***

A truly sensational and rarely available beach fronted house, with versatile accommodation situated across three floors. Internally, the property comprises, large entrance hallway, two double bedrooms to the ground floor, utility room, downstairs wc and family bathroom, stunning living/dining room with wood burner as well as air conditioning and breath taking sea views and access to a sun balcony with countryside views to the front and panoramic sea views to the rear via a large sun terrace. The property further benefits from a modern fitted kitchen and master bedroom, with dressing room area and air conditioning, wc and elevated, far reaching sea views. Other internal benefits include double glazed windows and doors throughout, LPG heating with electric radiators along with underfloor heating to the downstairs and ample storage throughout.

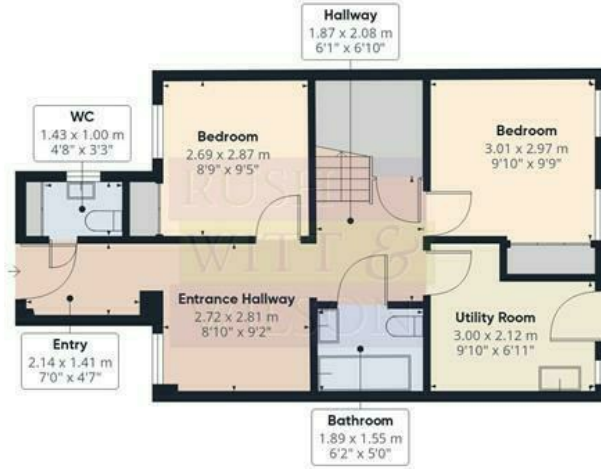
Externally, the property boasts off road parking, garage situated to the front of the property with electrically operated roller doors, private front garden and a stunning, beach backed, private rear garden, with uninterrupted sea views spanning towards Bexhill-On-Sea and Beachy Head, Eastbourne. The rear garden comes mainly laid to lawn, with patio areas and access to the sun terrace, suitable for 'Alfresco dining'.

The property comes situated in this popular Normans Bay location, within a short drive to Bexhill-On-Sea, which offers a wide range of amenities, and within very short walking distance to Normans Bay Train Station.









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

126.3 m<sup>2</sup>

1358 ft<sup>2</sup>

**Balconies and terraces**

38.1 m<sup>2</sup>

410 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

5 ft<sup>2</sup>

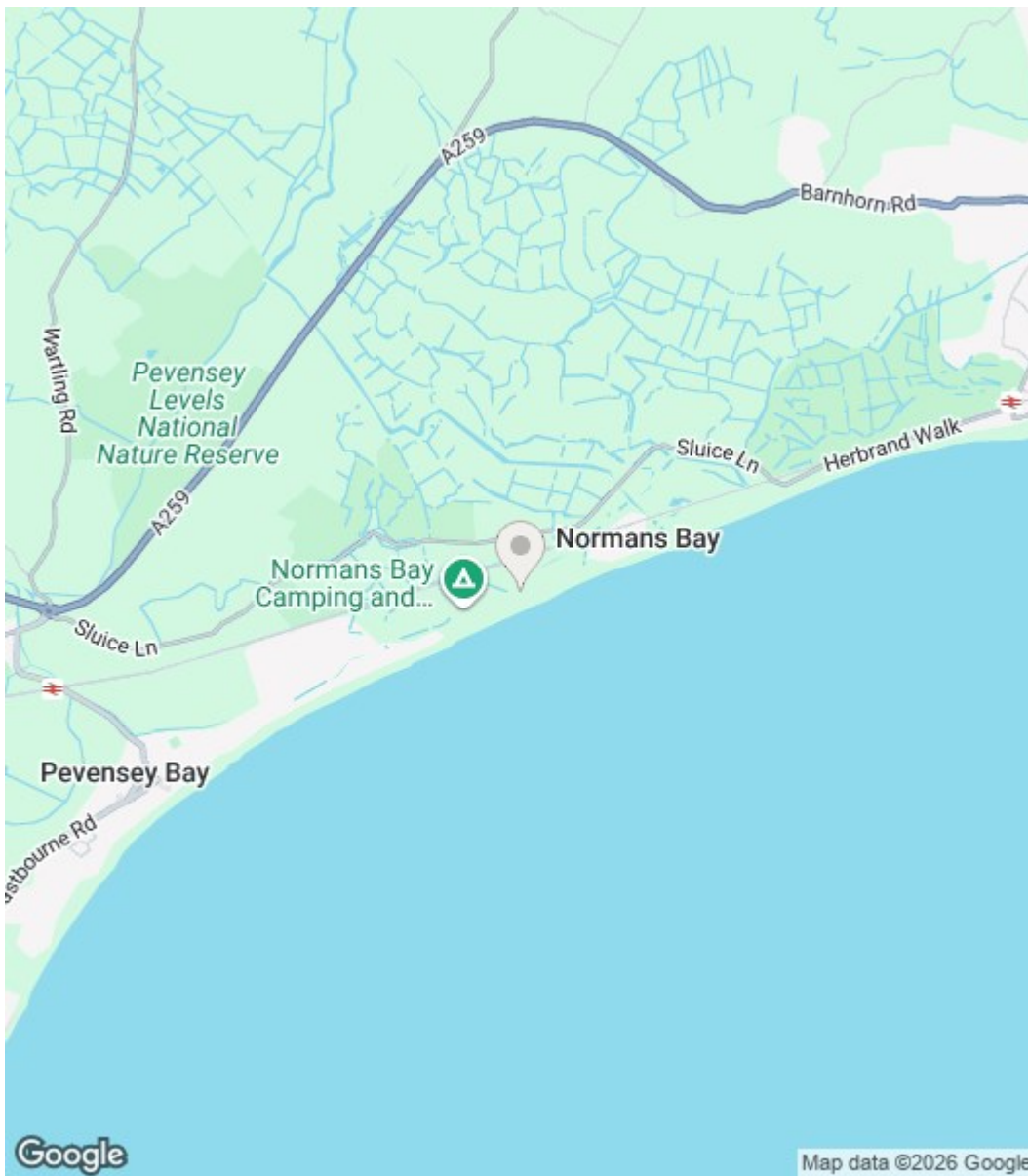
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**