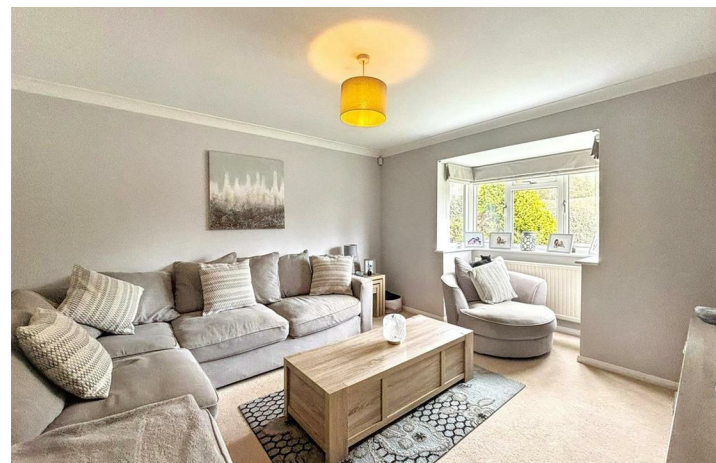


Conifers, Wallsend Road,
Pevensey, BN24 5NX

Freehold

Guide Price
£1,000,000 - £1,100,000



6 Bedroom 3 Reception 3 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.



TOWN PROPERTY



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Freehold

Guide Price

6 Bedroom 3 Reception 3 Bathroom

£1,000,000 - £1,100,000



GUIDE PRICE £1,000,000 to £1,100,000

We are delighted to offer this exceptional and versatile property providing a rare opportunity for multi generational living or an attractive home & income arrangement, set within the heart of the highly sought after village of Pevensey. Occupying a wonderful plot backing onto playing fields, the accommodation comprises a beautifully extended 4 bedroom family home alongside a separate, self-contained 2 bedroom bungalow, each enjoying its own garage (currently used for storage) and ample off road parking. Both homes have been extensively improved to a high standard by the current owners, delivering a refined sense of quiet luxury throughout. The quality of finish and attention to detail are immediately apparent, with thoughtfully designed extensions that perfectly suit modern lifestyles. Contemporary kitchen and dining spaces form the heart of each home, seamlessly opening to the gardens via aluminium bi-fold doors, allowing effortless indoor-outdoor living and making the most of the beautifully maintained grounds year round. The principal residence offers generous and flexible living accommodation, including multiple reception rooms ideal for both sociable entertaining and quieter evenings. Stylish, modern bathroom suites, practical utility rooms and well proportioned bedrooms further enhance the appeal. The bungalow mirrors the same high standards, providing comfortable and independent living with its own modern kitchen, reception space, bedrooms and wrap-around gardens, ideal for extended family members, guests or potential rental use. Situated within easy reach of excellent road links and the village amenities of Pevensey, Pevensey Bay and Westham, the location is steeped in history and surrounded by some of the area's finest countryside and coastal walks, with the beach close at hand. This is a rare and exciting opportunity to acquire a truly versatile home in an enviable village setting.

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Guide Price

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Main Features

- Exceptional 4 Bedroom Detached Home With 2 Bedroom Detached Bungalow
- 2 Spacious Reception Rooms
- Stunning Fitted Kitchen & Dining Room With Bi-Fold Doors To Rear Garden & Separate Utility Room
- Master Bedroom With En-Suite Bathroom/WC
- Further Shower Room/WC & Ground Floor Cloakroom
- Rear Garden With Patio Area & Lawn
- 2 Bedroom Detached Bungalow With Underfloor Heating And Private Rear & Side Garden
- Lounge Leading To Modern Fitted Kitchen & Dining Room With Separate Utility Room
- Luxury Shower Room/WC
- 2 Garages & Extensive Block Paved Driveway

CONIFERS (MAIN HOUSE)

Entrance
Covered porch. uPVC entrance door to -

Lobby
Radiator. Built-in cupboard. Tiled floor. Door to -

Ground Floor Cloakroom
White suite comprising low level WC with concealed cistern. Vanity unit with inset Villeroy & Boch wash hand basin with chrome mixer tap and cupboard below. Tiled walls and floor. Inset spotlights. Frosted double glazed window.

Hallway
Incredibly spacious area with tiled floor. Fitted cupboard. Radiator. Coved ceiling. Double glazed window. Stairs to first floor landing with understairs cupboard.

Bay Windowed Second Reception Room
14'2 x 11'11 (4.32m x 3.63m)
Radiator. Coved ceiling. Fitted wall and base units. Coved ceiling. Double glazed bay window to front aspect.

Double Aspect Lounge
23'2 x 11'11 (7.06m x 3.63m)
Radiator. Feature fireplace with inset log burner effect gas fire and oak mantle. Karndean flooring. Double glazed window to side aspect. Aluminium French doors opening to the rear garden.

Fitted Kitchen/Dining Room
15'10 x 10'1 / 15'0 x 8'11 (4.83m x 3.07m / 4.57m x 2.72m)
Stunning range of fitted matt & wood effect wall and base units. Dekton worktop with inset one & a half bowl single drainer sink unit with Franke 4 in 1 tap. Island with Dekton worktop with inset Bora 4 burner induction hob with integrated extractor fan. 2 built-in eye level ovens plus combi/microwave and warming drawer. Integrated Neff fridge/freezer. Tiled floor with underfloor heating. Inset spotlights. French doors to side aspect. Bi-fold doors to rear garden. Further door to -

Utility Room
8'2 x 7'9 (2.49m x 2.36m)
Range of fitted wall and base units. Laminate worktop with inset single drainer sink unit and mixer tap. Cupboard housing gas boiler. Space for American style fridge/freezer. Inset spotlights. Plumbing for washing machine. Integrated under counter fridge. Tiled flooring.

Stairs from Ground to First Floor Landing:
Radiator. Loft access (not inspected). 2 built-in cupboards. Frosted double glazed window.

Bedroom 1
17'0 x 11'10 (5.18m x 3.61m)
Radiator. Built-in wardrobe and 2 eaves cupboards. Television point. Inset spotlights. Double glazed window to rear aspect with wonderful views over playing fields. Door to -

En-Suite Bathroom/WC
White suite comprising Villeroy & Boch bath with chrome mixer tap and handheld shower attachment. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Part tiled walls. Chrome heated towel rail. Spotlights. Illuminated mirror. Frosted double glazed window.

Bedroom 2
12'1 x 11'11 (3.68m x 3.63m)
Radiator. Built-in wardrobe. Wood effect flooring. Double glazed window to front aspect.

Double Aspect Bedroom 3
10'4 x 9'0 (3.15m x 2.74m)
Radiator. Wood effect flooring. Double glazed windows to side and rear aspects with wonderful views over open fields.

Bedroom 4/Dressing Room
9'4 x 4'3 (2.84m x 1.30m)
Currently used as a dressing room with extensive fitted wardrobes. Inset spotlights. Double glazed windows to front aspect.

Shower Room/WC
Luxury white suite comprising shower cubicle with rainwater showerhead and further handheld shower attachments. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, chrome mixer tap and drawer below. Tiled walls and floor. Chrome heated towel rail. Extractor fan. Inset spotlights. Illuminated mirror. Frosted double glazed window.

Rear Garden
The wonderful rear garden is mainly laid to lawn with porcelain patio area. There is fencing, mature hedge that provide a high level of seclusion, outdoor lighting and an outside tap.

Garage
With up & over door, power and light.

ROSE COTTAGE (BUNGALOW)

Entrance
uPVC entrance door to -

Hallway
Built-in storage cupboard. Inset spotlights. Loft access (not inspected). Wood effect flooring. Underfloor heating.

Lounge
15'7 x 9'10 (4.75m x 3.00m)
Television point. Inset spotlights. Wood effect flooring. Underfloor heating. Double glazed window to side aspect.

Dining Room
18'10 x 12'0 (5.74m x 3.66m)
Lantern skylight. Underfloor heating. Double glazed aluminium bi-fold doors to private rear garden. Door to utility room.

Fitted Kitchen
10'6 x 8'6 (3.20m x 2.59m)
Modern range of fitted high gloss wall and base units. Quartz worktop within set stainless steel single drainer sink unit with mixer tap. Built-in electric hob with extractor cooker hood. Built-in eye level electric oven and microwave. Integrated fridge/freezer. Inset spotlights. Wood effect flooring. Underfloor heating.

Utility Room
7'8 x 5'9 (2.34m x 1.75m)
Range of fitted base units with worktop. Plumbing and space for washing machine. Space for fridge/freezer. Wood effect flooring. Inset spotlights.

Bedroom 1
12'7 x 9'9 (3.84m x 2.97m)
Fitted wardrobe with mirrored sliding doors. Underfloor heating. Double glazed window to front aspect.

Bedroom 2
11'7 x 8'4 (3.53m x 2.54m)
Underfloor heating. Double glazed window to front aspect.

Luxury Shower Room/WC
White suite comprising corner shower cubicle with rainwater shower head. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and drawers under. Tiled floor. Chrome heated towel rail. Inset spotlights. Illuminated mirror. Underfloor heating. Frosted double glazed window.

Rear & Side Garden
Wrap around gardens mainly laid to lawn with porcelain patio area, raised flower beds, mature trees & shrubs and gated side access.

Garage (Storage)
With up & over door, light & and power and housing gas boiler.

Driveway & Front Gardens
Extensive block paved driveway providing off road parking for several vehicles. Lawned Gardens with mature trees and shrubs.

EPC = D

Council Tax Band = F