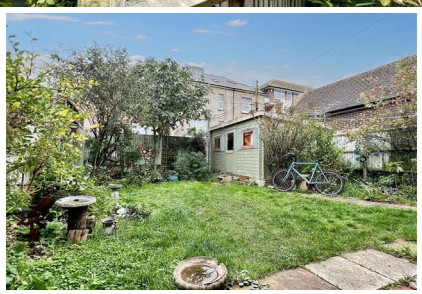
TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£285,000



5 Richmond Road, Pevensey Bay, Pevensey, BN24 6AX

Located in the heart of Pevensey Bay Village, this semi detached house has three bedrooms and a useful loft room. The property which features a sitting room and a large kitchen/dining room with a wood burner and access to a side porch. The mature rear garden is also accessed from here. With a bathroom/wc and off street parking also included, a notable feature is a garden cabin which provides excellent home office/studio living space. The High Street shops and amenities and picturesque beaches are just yards away whilst the exciting marina development and historic Pevensey Castle are also close by.

Freehold

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Main Features

- Semi Detached House
- Three Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Bathroom/WC
- Driveway Providing Off Road Parking
- Rear Lawned Garden
- Double Glazing and Gas Central Heating Throughout
- Garden Cabin Currently Used As Studio With Kitchenette & En-Suite Shower Room/WC

Entrance
Frosted door to

Vestibule
Inner door to-

Entrance Hallway
Radiator. Understairs cupboard. Engineered wood flooring. Frosted double glazed window.

Sitting Room
Radiator. Fireplace with surround and mantel above. Engineered wood flooring. Double glazed window to front aspect.

Kitchen/Dining Room
Range of units comprising of butlers sink and mixer tap with surrounding worksurfaces with cupboards under. Space for range cooker and fridge freezer. Wood burner. Pantry cupboard. Gas boiler. Wood laminate flooring. Double glazed double door to rear garden.

Stairs from Ground to First Floor Landing
Access to loft with ladder (not inspected). Double glazed window to side aspect.

Bedroom 1
Radiator. Wood laminate flooring. Feature fireplace with mantel above. Double glazed window to front aspect.

Bedroom 2
Radiator. Wood laminate flooring. Feature fireplace with mantel above. Double glazed window to rear aspect.

Bedroom 3
Radiator. Wood laminate flooring. Double glazed window to front aspect.

Staircase to Loft Room
Velux windows to rear.

Bathroom/WC
Panelled corner bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside
There are mature lawned rear gardens which have planted borders and side access.

A useful garden cabin/home office is also included which features a studio room, kitchenette and an en suite shower room/wc.

Parking
There is a driveway to the front of the house which provides ample off street parking.

EPC = C

COUNCIL TAX BAND = C

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.