



2 The Square

Pevensey Bay, Pevensey, BN24 6SE

Guide price £260,000



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BSF

Guide Price £260,000 to £270,000

Phil Hall Estate Agents brings to the market this spacious and exceptionally well-presented two-bedroom semi-detached bungalow, enviably positioned within the highly sought-after Beachlands area of Pevensey Bay. Occupying a generous plot and located just a short stroll from the seafront, local shops and everyday amenities, this attractive home offers versatile single-storey living ideal for a range of buyers including downsizers, retirees and those seeking a peaceful coastal lifestyle.

Upon entering, you are welcomed into a useful entrance vestibule which in turn opens into a spacious L-shaped entrance hall.

Positioned to the front of the bungalow is the bright and comfortable living room, a generously proportioned reception space benefitting from a large double glazed window allowing for an abundance of natural light throughout the day. The room provides an ideal setting for both relaxing and entertaining alike.

The heart of the home is undoubtedly the modern kitchen/dining room, thoughtfully designed with both practicality and style in mind. Fitted with a comprehensive range of wall mounted and base units with complementary work surfaces over, the kitchen incorporates a built-in oven and gas hob together with designated space for a washing machine, dishwasher and fridge freezer. There is ample room for a breakfast table or informal dining area, making this a sociable and functional living space. From here, access leads directly into the conservatory, a delightful additional reception area enjoying views over the rear garden and providing direct access outside.

Bedroom one is an impressive double bedroom located to the rear of the property, offering a peaceful outlook over the garden. Bedroom two is positioned to the front and would serve equally well as a guest bedroom, dining room or home office, whilst the modern bathroom is fitted in a three piece white suite.





LOCATION, LOCATION, LOCATION

The property is situated within the highly desirable Beachlands area of Pevensy Bay, a popular coastal village renowned for its relaxed seaside atmosphere and excellent local amenities. The seafront and picturesque beach are just a short walk away, offering miles of coastline perfect for leisurely walks, water sports and enjoying the surrounding scenery.

Pevensy Bay itself provides a range of everyday amenities including local shops, cafés, restaurants, public houses and convenience stores, whilst nearby Eastbourne offers a more comprehensive selection of shopping, leisure and entertainment facilities. The area is well served by public transport links, with nearby railway stations at Pevensy & Westham and Eastbourne providing direct services to Brighton, Gatwick and London Victoria.

For those who enjoy the outdoors, the surrounding area offers a variety of scenic countryside walks, nature reserves and access to the South Downs National Park. The historic village of Pevensy, famous for its medieval castle and rich history, is also close by. Combining coastal living with excellent accessibility, the Beachlands area continues to be one of the most sought-after locations along the Sussex coastline.

Entrance Vestibule

Entrance Hall

Living Room

15'11 x 11'08 max (4.85m x 3.56m max)

Kitchen/Dining Room

17'00 x 7'05 (5.18m x 2.26m)

Conservatory

9'04 x 6'01 (2.84m x 1.85m)

Bedroom One

12'06 x 11'07 (3.81m x 3.53m)

Bedroom Two

8'11 x 8'08 (2.72m x 2.64m)

Bathroom

9'04 x 6'01 (2.84m x 1.85m)

Outside

The property is approached via a long private driveway providing ample off-road parking and leading to a single garage, whilst an area of lawn enhances the attractive frontage.

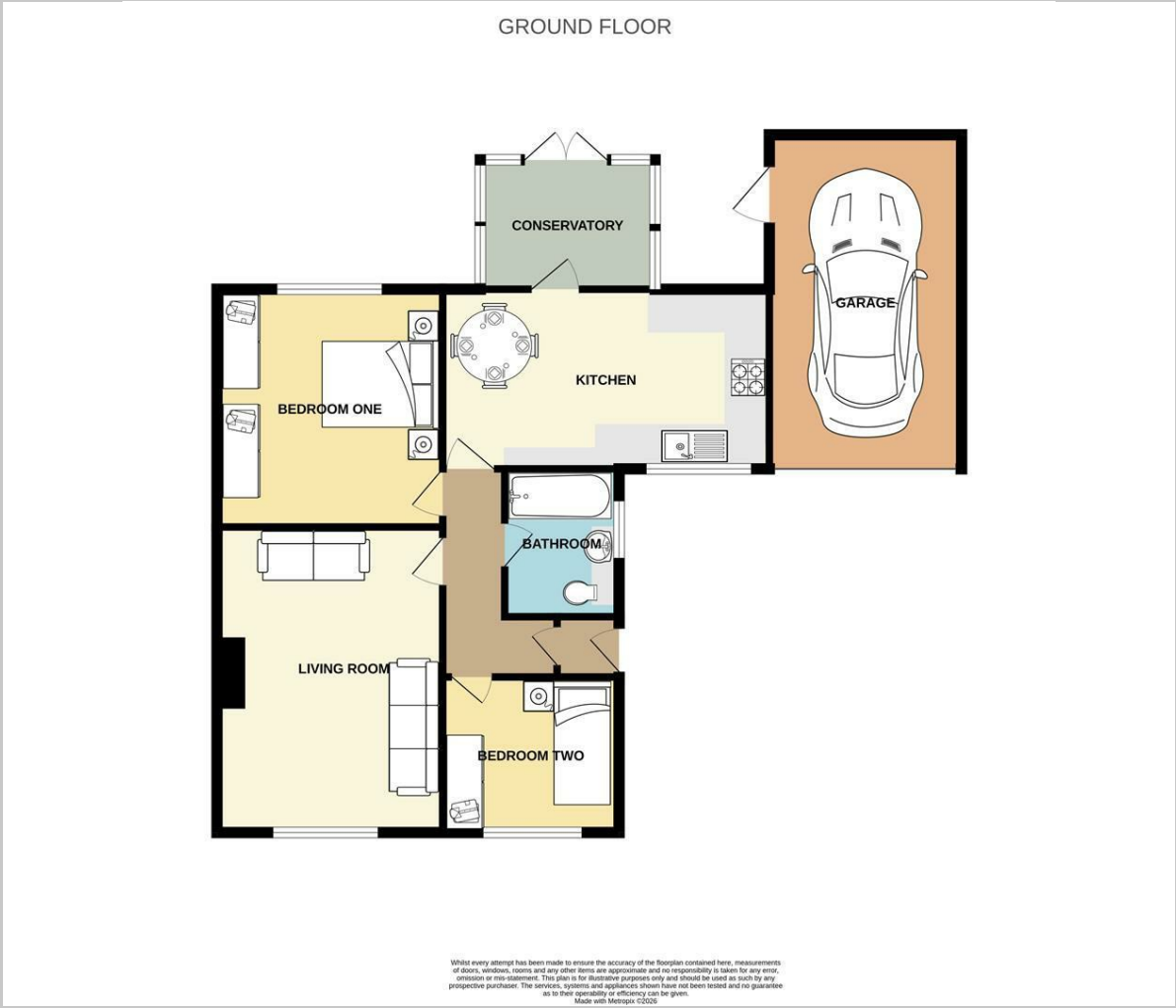
Externally, the rear garden has been designed with ease of maintenance in mind and is fully enclosed, offering a private and secure outdoor space. Predominantly laid to patio, the garden provides an ideal setting for outdoor seating and entertaining, whilst side access leads conveniently into the garage.

Sellers Reason for Moving

The current owners have thoroughly enjoyed living at the property and had not planned to move. The only reason for the sale is due to a work-related relocation, presenting a genuine opportunity for the next owners to acquire a home that has been well cared for and truly enjoyed.



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

