



7 WALLSEND ROAD, PEVENSEY BAY

£595,000 FREEHOLD

Accommodation: Porch, Hallway, Living Room, Dining room, Office, Conservatory, Kitchen, Utility Room, Downstairs Shower Room, Four Bedrooms, Bathroom, En-Suite facilities to bedroom 3, Double Glazed Windows, Gas Central Heating, Rear Garden, Driveway & off-Road Parking.

Are you looking for generous and spacious living accommodation conveniently located within half a kilometre of desirable Pevensey Bay beach and Seafront amenities then this could be the home you have been searching for. Offering off road parking for multiple cars on the block paved driveway, plus a main feature being the 20'5" x 19'1" Lounge opening onto the attractive rear garden in addition to a spacious dining room and pitched roof conservatory. A viewing is essential to really appreciate the accommodation on offer so call The Exchange Property Services on 01323 489560 to book a viewing.

GROUND FLOOR

UPVC part glazed door to porch:

Porch

Tiled floor, double glazed windows to front & sides, interior light:

Hallway

Stairs to first floor, radiator, wooden flooring:

Lounge

6.24m (20'5") x 5.83m (19'1") max

Full height double glazed windows to rear, double glazed French doors opening onto rear garden, radiators, feature wood burning stove, wooden flooring, recessed spot lighting, understairs storage cupboard:



Office

2.33m (7'7") x 1.95m (6'4")

Double glazed door to rear garden, radiator, wooden flooring. wall units, coved ceiling:



Downstairs Shower Room

Shower cubicle with wall mounted shower, pedestal wash hand basin, tiled walls, tiled flooring, radiator, low level WC, double glazed window to side:



Dining Room

7.15m (23'5") x 2.69m (8'10") reducing to 2.44m (8'0")

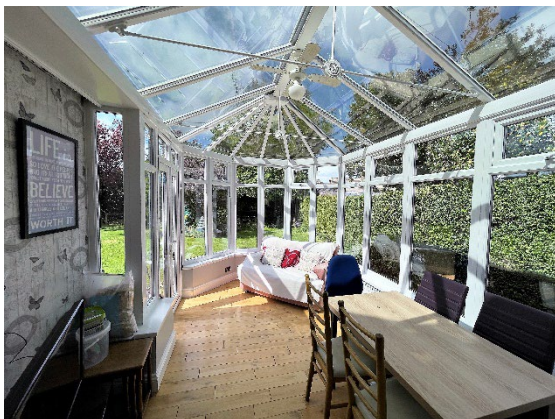
Double glazed windows to front, radiators, recessed spot lighting, wooden flooring:



Conservatory

4.98m (16'4") x 3.11m (10'2") max

Double glazed windows to rear & side, double glazed French doors to rear garden, double glazed pitched roof, ceiling fan, radiator, wooden flooring, power points:



Kitchen

3.53m (11'7") x 3.23m (10'7")

Fitted with a range of base unit's cupboards and drawers with laminate worktop space over, 1 & 1/2 bowl stainless steel sink with single drainer, integrated dishwasher, inset gas hob with extractor fan over, built in electric oven & microwave, laminate flooring, double glazed window to front, recessed spot lighting, part tiling to walls:



Utility Room

Fitted with base unit & cupboard with laminate worktop & inset sink, plumbing for washing machine, wall mounted gas boiler, double glazed window to front, double glazed door to side, laminate flooring:



FIRST FLOOR

Landing

Loft access with drop down ladder, over stairs storage cupboard, airing cupboard:

Bedroom One

3.59m (11'9") x 3.19m (10'5")

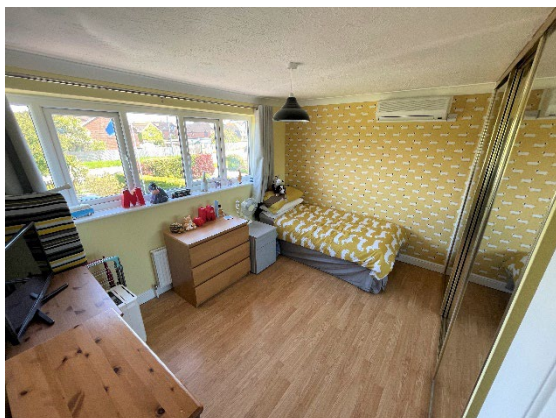
Double glazed window to rear, laminate flooring, radiator, built in wardrobe, TV aerial point, air conditioning unit:



Bedroom Two

3.56m (11'8") x 2.97m (9'8") max

Double glazed window to front, radiator, built in wardrobe, air conditioning unit, laminate flooring:



Bedroom Three

3.36m (11'0") max x 2.47m (8'1")

Double glazed window to side, radiator, double glazed Velux style windows to side, double glazed porthole window to front, laminate flooring, wall light points:



En-suite Facilities

Built in shower cubicle with wall mounted electric shower, vanity unit wash hand basin, laminate flooring, heated towel rail, low level WC:



Bedroom Four

4.91m (16'1") x 2.36m (7'8") reducing to 1.98m (6'6")

Double glazed window to side, double glazed window to rear, double glazed Velux style window to side with integrated blind, radiator, laminate flooring, partly coved ceiling:



Bathroom

Fitted panelled bath with over bath shower, wall mounted shower & glass bifold screen, vanity unit wash hand basin, tiled walls, heated towel rail, tiled flooring, recessed spot lighting, double glazed window to front, concealed cistern low level WC:



Outside

Front Garden

Double gates to block paved driveway, gated access to both sides, fencing, hedges, tree & shrubs:

Rear Garden

Aprox 16.58m (54'4") x 13.87m (45'5")
Fencing & hedges to sides & rear, exterior lights, lawn, patio, trees, shrubs, outside tap, Shed:



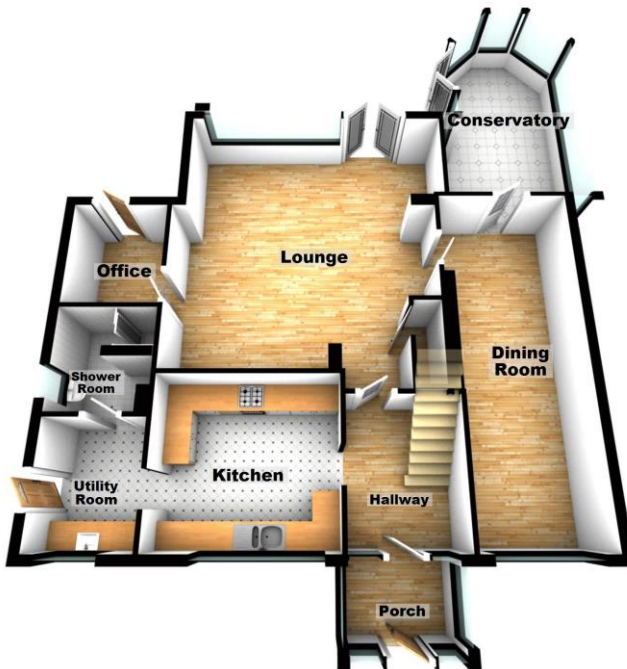
Ground Floor



First Floor



Ground Floor



First Floor



Energy performance certificate (EPC)

7, Wallsend Road
Pevensey Bay
PEVENSEY
BN24 6AE

Energy rating

E

Valid until:

12 November 2025

Certificate number: 9112-2877-7697-9795-6875

Property type

Detached house

Total floor area

139 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

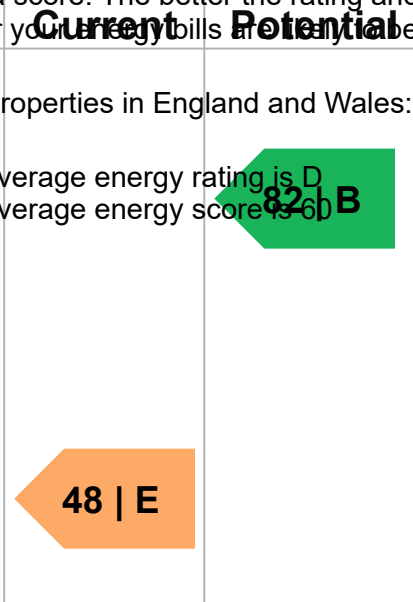
Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT INFORMATION: 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 happy 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 or licensed conveyancer 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 or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: [\(VISIT OUR WEBSITE FOR MORE INFORMATION\)](#) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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