



## **118 EASTBOURNE ROAD, PEVENSEY BAY**

**£415,000 FREEHOLD**

**Accommodation:** Detached Bungalow, Porch, Hallway, Lounge, Two Bedrooms, Kitchen, Bathroom, Rear Sunroom, Double Glazed Windows, Gas Central Heating, Front & Rear Gardens, Garage, Driveway.

Do you have dreams of living near the beach on the South Coast? This detached home is enviably located approximately 200 meters of Pevensey Bay beach. In our opinion the property has various potential for extending subject to obtaining the relative consents and permissions. In addition to the garage and driveway to the rear is a pleasant rear garden. Arrange a viewing today to explore the potential by calling The Exchange Property Services on 01323 489560.

UPVC double glazed door to:

## GROUND FLOOR

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### Porch

Double glazed windows to front and sides, door to:

### Hallway

Loft access with drop down ladder, radiator, telephone point:

### Lounge

3.97m (13'0") x 3.41m (11'2") plus bay window

Feature fireplace, radiators, double glazed bay window to front, double glazed window to side:



### Kitchen

3.69m (12'1") plus door recess x 3.04m (9'11") plus utility alcove

Fitted with a range of base and eye level units with laminate worktop space over, extractor cooker hood, single bowl inset sink with drainer, utility alcove with plumbing for washing machine & dishwasher, UPVC double glazed door to rear garden, double glazed windows to side and rear, radiator:



### Bedroom 1

3.96m (13'0") x 2.90m (9'6") plus bay window

Double glazed bay window to front, radiators, two built in wardrobes:



### Bedroom 2

3.49m (11'5") plus door recess x 3.04m (9'11") reducing to 2.84m (8'4")

Double glazed window to rear lean too, radiator, built in cupboard, radiator:



### Bathroom

Comprising panelled bath with wall mounted electric shower, pedestal wash hand basin, low-level WC, double glazed window to rear, radiator, partly tiled walls:



### Wooden Lean Too

3.03m (9'11") x 2.42m (7'11")

Glazed French doors opening onto rear garden, glazed door to side, windows to sides & rear, power points, lighting:



### Garage

5.47m (17'11") x 2.61m (8'6")

Up & Over electric door to front driveway, door to rear garden, window to rear garden, power points, lighting, gas & electricity meters:

## Outside

### Rear Garden

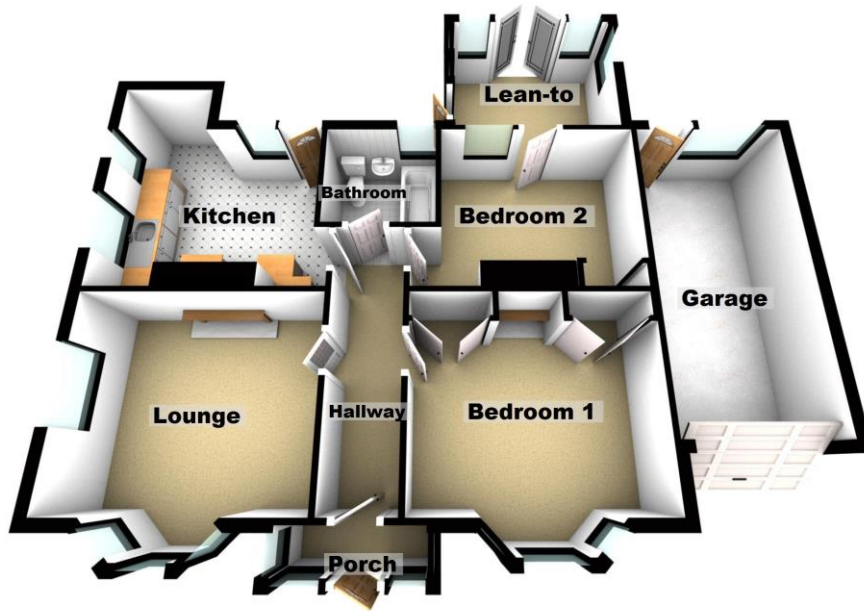
11.05m (36'25") x 8.37m (27'5")

Fencing to sides & Rear, decked area, gated side access, outside tap, lawn, mature shrubs & trees:

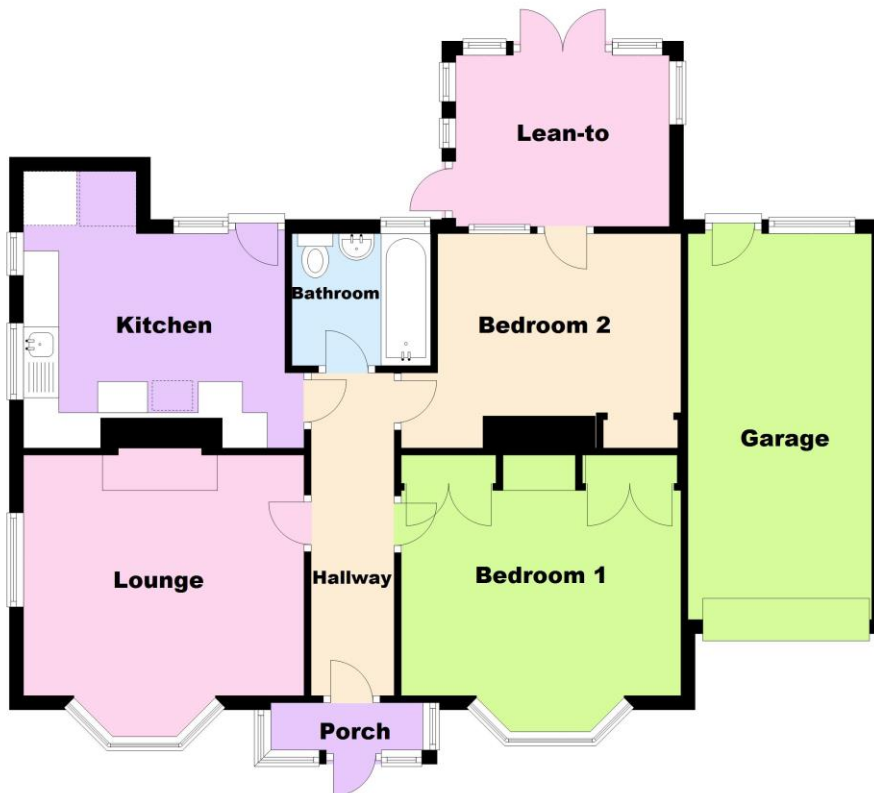


**Pevensey Bay Beach Close By:**

**Ground Floor**



**Ground Floor**



# Energy performance certificate (EPC)

118 Eastbourne Road  
Pevensey Bay  
PEVENSEY  
BN24 6HR

Energy rating

**E**

Valid until: **24 September 2033**

Certificate number: **2354-3030-1201-3797-4200**

Property type **Detached bungalow**

Total floor area **67 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 rating and score

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

[See how to improve this property's energy efficiency.](#)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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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