



# BROOK GAMBLE



**6 Wawmans Mews Coast Road, Pevensey Bay, BN24 6AT**

**£240,000**

Located in picturesque and historic Pevensey Bay, this charming two-bedroom house offers a delightful blend of comfort and convenience. With its prime location, residents will find themselves mere moments away from local shops and restaurants, making it an ideal choice for those who appreciate coastal living. Upon entering the property, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern fitted kitchen is a standout feature, equipped with contemporary appliances that cater to all your culinary needs. The house boasts two well-proportioned bedrooms. The modern bathroom is designed with style and functionality in mind, ensuring a pleasant experience. Additional benefits include gas central heating and double glazing, which enhance the property's energy efficiency and comfort throughout the year.

## **Accommodation Comprising**

Double glazed front door

Entrance porch

Door into hallway

Hallway

Radiator, stairs rising to 1st floor landing, wall mounted consumer unit. Wall mounted heating thermostat.

Kitchen

Fitted in a range of wall and floor cream gloss fronted units, single bowl sink unit mixer tap, complementary Work surface, tiled splashback, inset four ring gas hob with extractor Who above and electric oven beneath, space for upright for freezer, space for Slimline dishwasher, space and Plumbing for washing machine, space for undercounter appliances, radiator, wall mounted gas central heating boiler concealed by cupboard unit, double glazed window to front aspect.

Lounge

Under stair storage cupboard, radiator, coving to ceiling, double glazed door to rear courtyard garden. Double glazed window to rear.

First floor landing

Hatch to the loft.

Bedroom one

Airing cupboard housing hot water cylinder was shelving above, radiator, BT point, double glaze window front aspect.

Bedroom two

Radiator, double glaze window to rear aspect.

Bathroom

Comprising White suite, bath with mixer taps and shower attachment and riser rail, wash hand basin vanity unit, low-level WC, heated towel ladder, fitted mirror, fitted light with shaver point, tiled walls, extractor fan.

Double glazed window to rear aspect

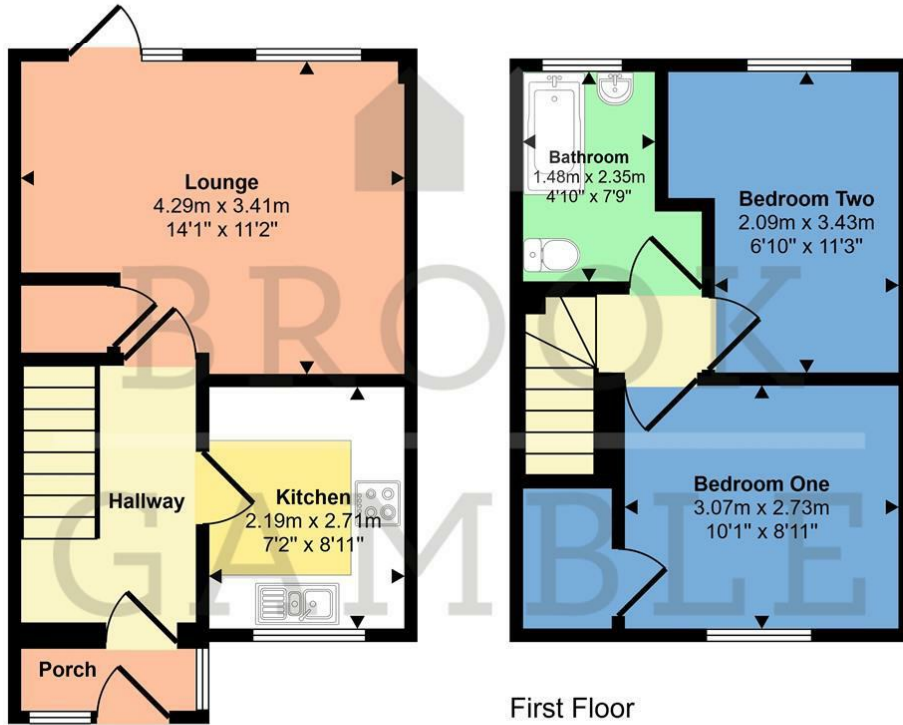
Garage

With up and over door.

Council Tax Band B

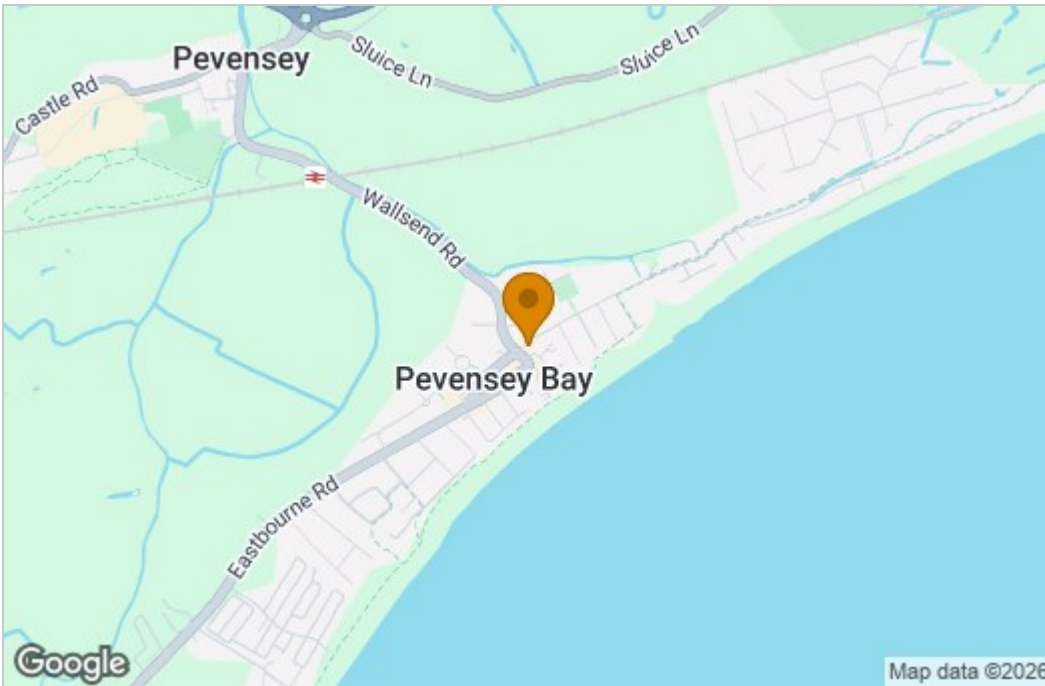
# Floor Plan

Approx Gross Internal Area  
56 sq m / 599 sq ft

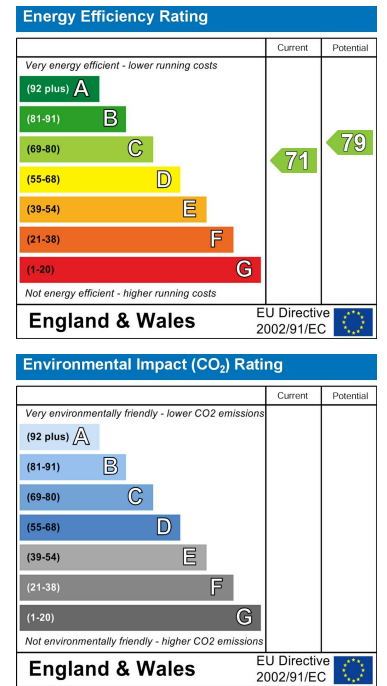


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.