



# BROOK GAMBLE



## **The Annexe 400 Coast Road, Pevensey, BN24 6NY**

**£1,050 Per Calendar Month**

\* EMAIL ENQUIRIES ONLY \* Brook Gamble are delighted to be offering a most unique, one/two bedroom studio located in the idyllic location of Coast Road Pevensey. This stunning newly converted property has a wonderful new kitchen with brand new built in appliances, to include a two ring hob, and oven, fitted fridge (no washing machine or facility), and microwave oven. Hotel standard shower room, spacious living space that included a mezzanine level with a host of uses. The property has access to its own private patio area, and the use and access onto Pevensey Beach, as shown in our photos. Private parking for one vehicle, and modern electric heating throughout. The views from the rear of the property across the Pevensey levels nature reserve are outstanding and if you are looking for a truly tranquil place to make home you have found it. Any potential tenant must earn in excess of £33,000 per annum in order to be able to successfully pass the referencing process.

### **Accommodation Comprising**

The property is a large self contained studio apartment that benefits from a large open planned living space, to include modern fitted kitchen with built in appliances, two ring electric hob, and electric oven beneath and extractor hood above, fitted fridge, fitted microwave, Velux Windows. N.B it does not offer facilities for washing machine.

A large open plan lounge area, with stairs rising to a mezzanine area suitable for a host of uses. Double glazed sliding patio door leading onto its very own private patio garden. Sleeping area with double glazed window overlooking the fields across Pevensey levels nature reserve. Electric heating, power sockets with USB ports.

### **Shower Room**

Large walk in shower cubicle, with fitted splash panels, low level W.C. wall mounted electric heater.

### **Private Gated Patio**

The property benefits from its own private patio area.

### **Parking**

The property offers parking for one vehicle.

Council Tax is included but all utility bills will be negotiated with the landlord.

### **Security Deposits**

Holding Deposit £253.84

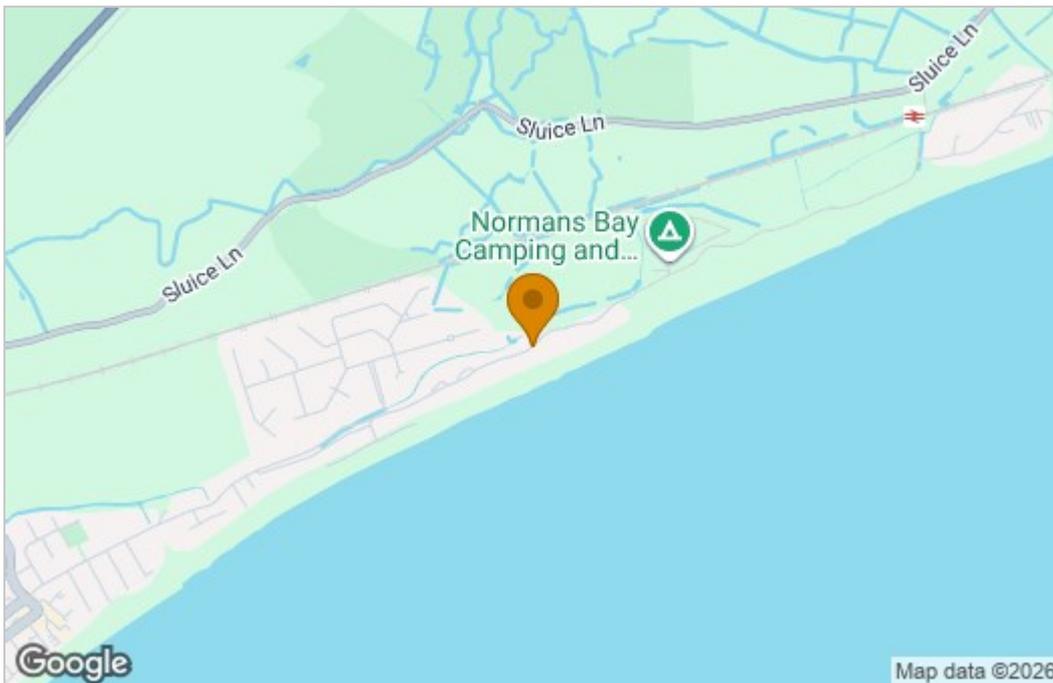
Security Deposit £1269.23

Any potential tenant must earn in excess of £33,000 per annum in order to be able to successfully pass the referencing process.

Council Tax is included, all other bills electric and water are to be negotiated with the landlord who lives in the main residence.

## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.