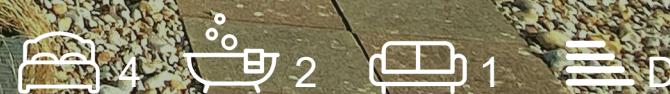




248 Coast Road, Pevensey Bay, BN24 6NT

Guide Price £850,000









# 248 Coast Road

## Pevensey Bay, BN24 6NT

- Distinctive and beautifully presented beachside residence with direct beach access and glorious sea views
- Stunning 28' x 16' sitting room with high patio doors giving access to the gardens and the beach
- Lovely internal features - exposed & polished floorboards, doors with porthole windows, ceiling inset spotlamps, integrated sound system
- Convenient for local facilities and within easy reach of Eastbourne & Bexhill
- Four bedrooms - main suite with bedroom with high vaulted ceiling, access to garden and beach and large en suite
- Kitchen with integrated appliances
- Detached double garage
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this distinctive and beautifully presented beachside residence, with direct beach access and glorious, uninterrupted views out to sea. Occupying a double-width plot and situated well back and elevated from the road, this highly individual property provides excellent well-proportioned accommodation set around a stunning 28' x 16' sitting room with high patio doors taking full advantage of the views and a lantern window adding to the feeling of light and space. Accessed by a large, light entrance hall with glass bricks and a further lantern window, the property provides four bedrooms - the main bedroom suite with a bedroom with a high vaulted ceiling, and patio doors which open onto the gardens and the beach, and with a large en suite bath/shower room, plus a good second bedroom also with access to the gardens and the beach, a kitchen with a range of integrated appliances, and a cloaks/shower room. Internally, there are many attractive and quirky features - exposed floor boards, internal doors with 'portholes', ceiling-inset spotlamps, and an integrated sound system with speakers to most rooms. Outside, there is a detached double garage and easily maintained gardens - the rear garden with lovely, panoramic views around the bay and out to sea, a southerly aspect, and opening directly onto the beach. Gas central heating is installed and there are double glazed windows and external doors.

The property is situated just yards from a local shop and bus stops, and within easy reach of the local services of Pevensey Bay. Sovereign Harbour, with its shopping facilities, cafes, restaurants, and boat moorings is about three miles. Eastbourne town centre, with railway station and main shopping facilities, is about five miles, with Bexhill on Sea a similar distance.



<b>Spacious Entrance Hall</b>	12'4 x 10'5 (3.76m x 3.18m)
<b>Cloak/Shower Room</b>	
<b>Bedroom Four</b>	11'5 x 8'4 (3.48m x 2.54m)
<b>Superb Sitting Room</b>	28' x 16' (8.53m x 4.88m)
<b>Kitchen</b>	11'8 x 7'9 (3.56m x 2.36m)
<b>First Inner Hall To Main Bedroom Suite</b>	
<b>Bedroom</b>	13'6 x 11'9 (4.11m x 3.58m)
<b>Spacious En Suite Bath/Shower Room</b>	8'7 x 7'10 (2.62m x 2.39m)
<b>Second Inner Hall</b>	
<b>Bedroom Two</b>	12'10 plus recess x 11'9 (3.91m plus recess x 3.58m)
<b>Bedroom Three</b>	7'9 x 7' (2.36m x 2.13m)



**Detached Double Garage**  
 20' x 17'3 wide (6.10m x 5.26m wide)  
**Easily Maintained Gardens**  
**Council Tax Band - E (Wealden District Council)**  
**EPC Rating - D**









Floor Plans



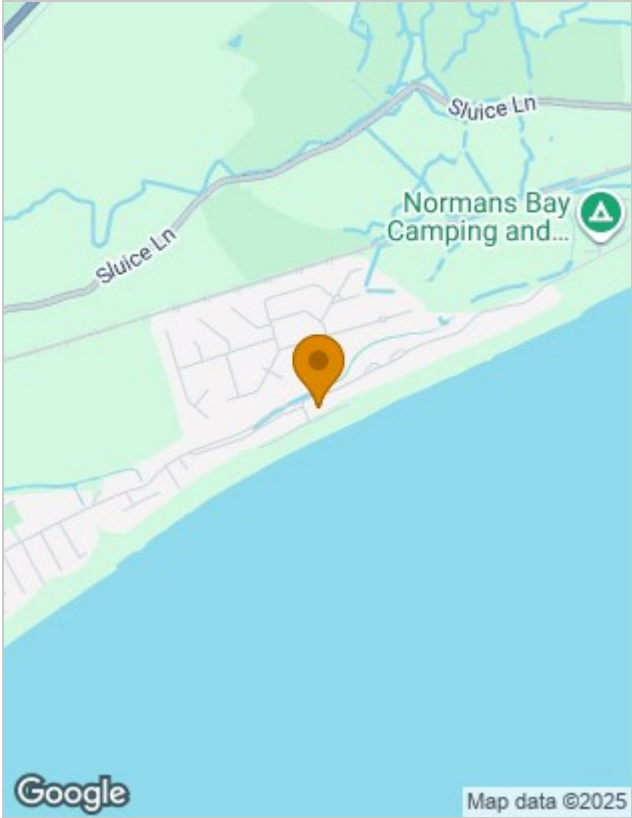
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

