Abbott & Abbott

Estate Agents, Valuers and Lettings



Aqua Blu, 352 Coast Road, Pevensey Bay, BN24 6NY

Offers In Excess Of £1,100,000

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Aqua Blu, 352 Coast Road

Pevensey Bay, BN24 6NY

Offers In Excess Of £1,100,000



- Truly stunning detached beachside residence with direct access to the beach & sea
- Four bedrooms - all with en suite facilites and two with kitchenettes
- Main bedroom with en suite bath/shower room and access to south-facing balcony
- Superb open plan reception room and well equipped bespoke kitchen
- Easily maintained gardens
- Off-road parking for several vehicles, plus detached single garage
- Gas fired heating, plus double glazed windows and exterior doors
- Stylish, contemporary presentation
- Used successfully as an Air B&B, producing a generous income
- Highly recommended and viewing a must

Abbott & Abbott Estate Agents offer for sale this truly stunning beachside residence, with direct access onto the beach and the sea, and glorious, panoramic views out to sea and over open countryside to the front. Completely re-developed in recent years, the property provides a bright, spacious home with contemporary styling and highly versatile accommodation arranged over three floors. There are four bedrooms - with the main bedroom suite on the top floor with large en-suite bath/shower room and access onto a south-facing balcony which takes full advantage of the sea views. The remaining bedrooms all have en suite shower rooms, two have useful kitchenettes, and the ground floor bedroom has access onto its own terrace. A particular feature is the simply superb open-plan reception room and kitchen, measuring 29'8 x 19'3 (9.04m x 5.87m) opening directly onto the rear garden and the beach and with far-reaching sea views, with a well-equipped bespoke kitchen with semi-circular island unit, and a wood burner. Outside, the property is set well back from the road behind an easily maintained front garden and there is off-road parking for several vehicles and a detached single garage. The south-facing rear garden is also easily maintained, benefits from extensive sea views and opens directly onto the beach.

As well as providing a lovely home, the property has also been used successfully for Air B&B, producing a generous income.

The property is situated within easy reach of the local services of Pevensey Bay and just over four miles from Sovereign Harbour, with its shopping facilities, cafes, restaurants, and boat moorings. Cooden Beach railway station, with services to London, Brighton, and Gatwick Airport, plus golf course are around three miles distant.

This is an opportunity to secure an individual, contemporary home in such a special location.





Entrance Hall

Useful Undercroft/ Laundry
approx 22'10 x 8'10 (approx 6.96m x 2.69m)

Bedroom Four
13'5 max x 13'2 max (4.09m max x 4.01m max)

En Suite Shower

Enclosed Balcony 17' x 9'8 (5.18m x 2.95m)

First Floor Landing

Cloakroom

Open-Plan Main Reception Room & Kitchen
29'8 max x 19'3 max (9.04m max x 5.87m max)

Bedroom Three
19'3 max x 16'1 max (5.87m max x 4.90m max)

En Suite Shower



Second Floor Landing

Main Bedroom
17'6 max x 15'6 max (5.33m max x 4.72m max)

South-Facing Balcony 12'7 x 8' (3.84m x 2.44m)

Spacious En Suite Bath/Shower Room

Bedroom Two
15'8 max x 15'6 max (4.78m max x 4.72m max)

En Suite Shower Room

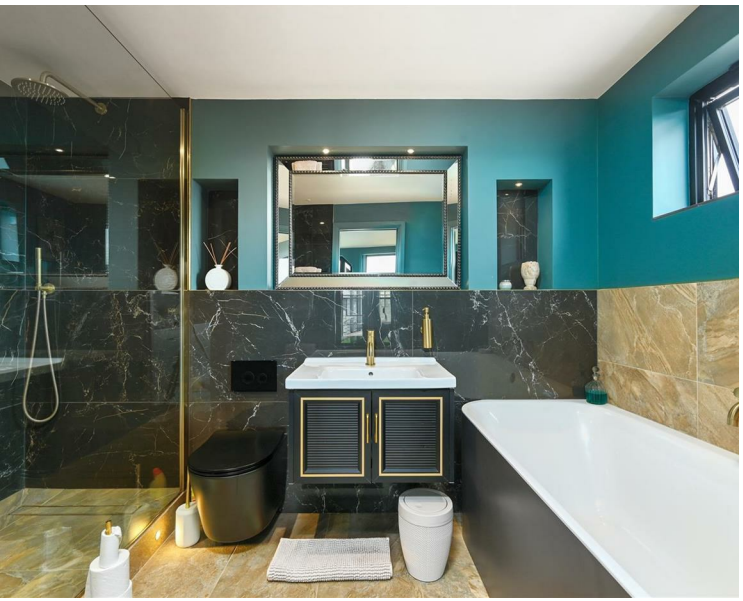
Off-Road Parking

Detached Single Garage 16'3 x 8'5 (4.95m x 2.57m)

Easily Maintained Gardens

Council Tax Band: D (Wealden District Council)

EPC Rating: D










One set of footprints means
you carried me through




BIFFO
SUNSHINE

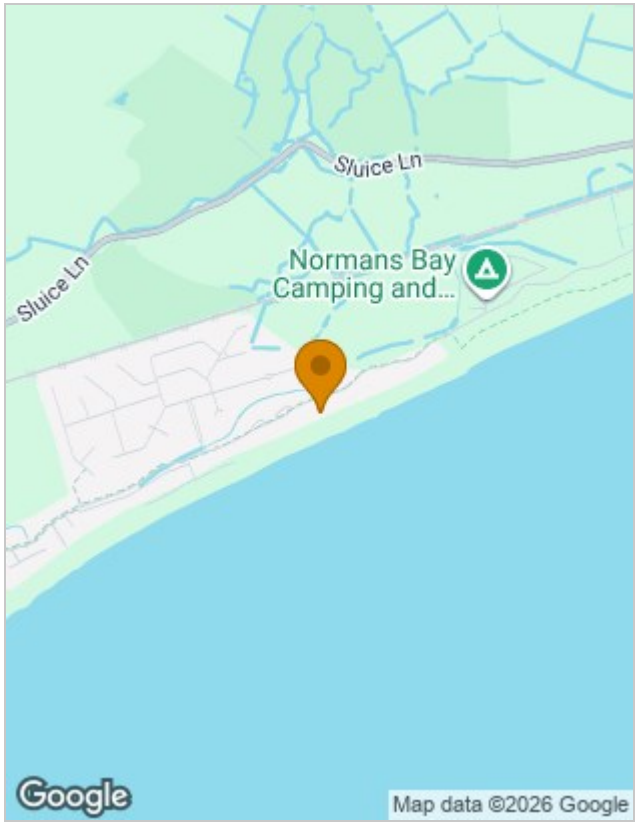
Floor Plans



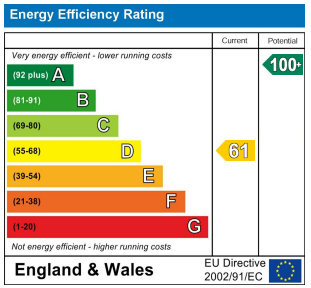
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

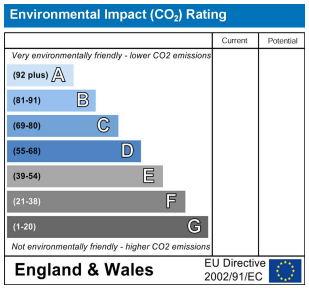
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Location Map



Energy Performance Graph





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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