

# HUNT FRAME

ESTATE AGENTS



## 3 Speystead Court Val Prinseps Road, Pevensey Bay, BN24 6JL

£190,000



HUNT FRAME ESTATE AGENTS are proud to offer this CHAIN FREE home which is moments from the BEACH, in popular Pevensey Bay, this first floor TWO BEDROOM purpose built flat has both OFF ROAD PARKING AND A GARAGE. With a spacious living room and modern kitchen and bathroom, as well as a SHARE OF FREEHOLD, early viewing is highly recommended. Also benefitting from gas central heating, double glazing and partial sea views.



### PRIVATE ENTRANCE HALL

With double glazed door and stairs leading to the first floor.

### LANDING

Double glazed window to side, radiator, thermostat, linen cupboard, access to loft with fitted ladder to gas combi-boiler.

### LIVING ROOM

14'4" x 10'7" (4.39 x 3.23)

Double glazed window to front, television point, radiator, wood effect laminate flooring.

### KITCHEN

10'5" x 7'1" (3.18 x 2.18)

Double glazed window to side, fitted with a range of wall and base mounted units with contrasting worksurfaces and single drainer stainless steel sink unit. Fitted electric oven and induction hob, space for refrigerator/freezer, integrated washing machine, radiator.

### BEDROOM 1

10'11" x 10'7" (3.35 x 3.23)

Double glazed window to rear, radiator, fitted four door wardrobe.

### BATHROOM

7'4" x 6'3" (2.26 x 1.91)

Double glazed window to side. Fitted with a white suite of panelled bath with rainfall shower and screen, low flush wc, and hand basin. Part tiled, heated towel rail.

### BEDROOM 2

10'11" x 7'4" (3.35 x 2.26)

Double glazed window to front, radiator, built in wardrobe.

### OUTSIDE

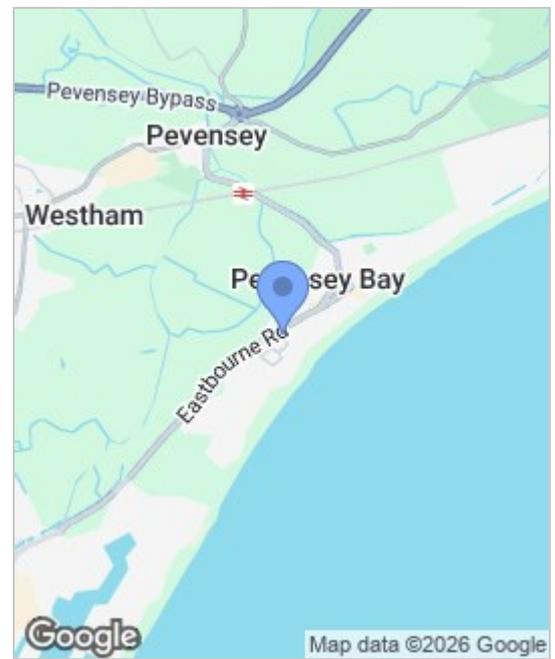
There is a residents parking area to the front of the property and a SINGLE GARAGE at the rear.

### TENURE AND OUTGOINGS

SHARE OF FREEHOLD with an underlying lease of 965 years.

MAINTENANCE £811.25 PA, year end 29.09.2025

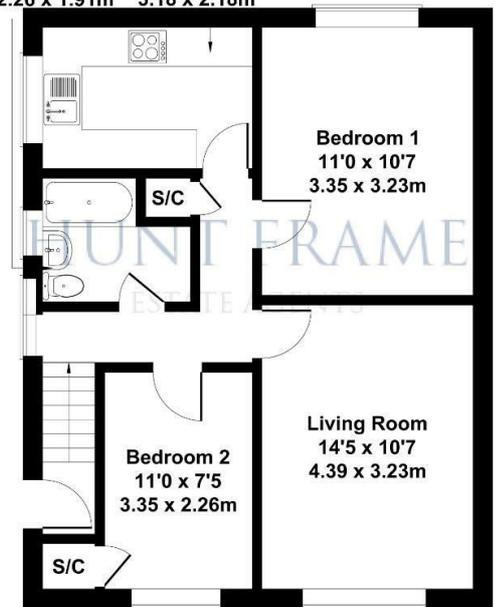
COUNCIL TAX BAND C



## 3 Speystead

Approximate Gross Internal Area  
614 sq ft - 57 sq m

Bathroom 7'5 x 6'3  
2.26 x 1.91m  
Kitchen 10'5 x 7'2  
3.18 x 2.18m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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 firms employment has the authority to make or give any representation or warranty in respect of the property.