



**HOME + CASTLE**  
ESTATE AGENTS

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## The Parade, Pevensey, BN24 6RG

Freehold | House - Terraced | 3 Bedrooms

An extended three bedroom house, situated close to Pevensey's beach. The neutrally decorated accommodation affords kitchen diner, two reception rooms, downstairs cloakroom, en suite master bedroom, two further bedrooms and a family bathroom. Situated at the heart of the popular Beachlands development, the property is ideal for those looking to live near the sea with facilities such as Sovereign Harbour Retail Park within the locality. Offered to the market with no onward chain.

**FOR SALE**  
**FREEHOLD**  
**£275,000**

### **Front Garden**

The front garden is mainly covered with wood bark, offering a low maintenance space. There is a pathway leading to the entrance porch.

### **Porch**

Upvc frames with double glazed units and door. Vinyl flooring.

### **Entrance Hallway**

Radiator, carpet, pendant lighting and under stairs storage cupboard housing electrics.

### **Living room 13'1" x 13'11" (4 x 4.25)**

A light room with the large southerly facing window. Carpet, radiator and pendant light.

### **Kitchen Diner 18'0" x 10'9" (5.5 x 3.3)**

An extended room with space for kitchen and dining area having views over the rear garden. Range of wall and floor units with white cabinetry and black stone effect worktop. Single stainless steel sink with mixer tap. Four ring gas hob with oven below and extractor over. Space and plumbing for washing machine. Wall mounted boiler. Tiled flooring and double glazed windows and door from the dining area to the rear garden.

### **Second Reception room 18'0" x 8'6" (5.5 x 2.6)**

Having been extended the room is now double it's original size. Laminate flooring, radiator, pendant lighting, double glazed windows and door out to the rear garden.

### **W.C**

Toilet basin, tiled flooring, extractor and lighting.

### **Landing**

Light well, radiator, carpet and pendant light.

### **Bedroom One 18'0" x 10'5" (5.5 x 3.2)**

A well proportioned room as it has also been extended. Laminate flooring, radiator, pendant lights and double glazed window overlooking the rear garden.

### **En- suite 3'7" x 8'2" (1.1 x 2.5)**

Vinyl flooring and fully tiled walls. Pedestal basin, toilet, shower cubicle with electric shower, extractor and double glazed window with obscured glazing.

### **Bedroom Two 11'1" x 10'9" (3.4 x 3.3)**

Double glazed window to the front aspect, carpet, radiator and pendant light.

### **Bedroom Three 10'9" x 8'3" max of (3.3 x 2.54 max of )**

Double glazed window to the front aspect, carpet, radiator and ceiling light.

### **Bathroom 5'10" x 11'9" (1.8 x 3.6)**

A well proportioned room that has space for both shower cubicle and bath. Pedestal basin and toilet. Vinyl flooring with white wall tiling, double glazed window with obscured glazing, extractor and radiator.

### **Rear Garden**

The patio area leads onto open lawn space which is bordered with wooden fencing.

### **Additional Information**

EPC Rating: D

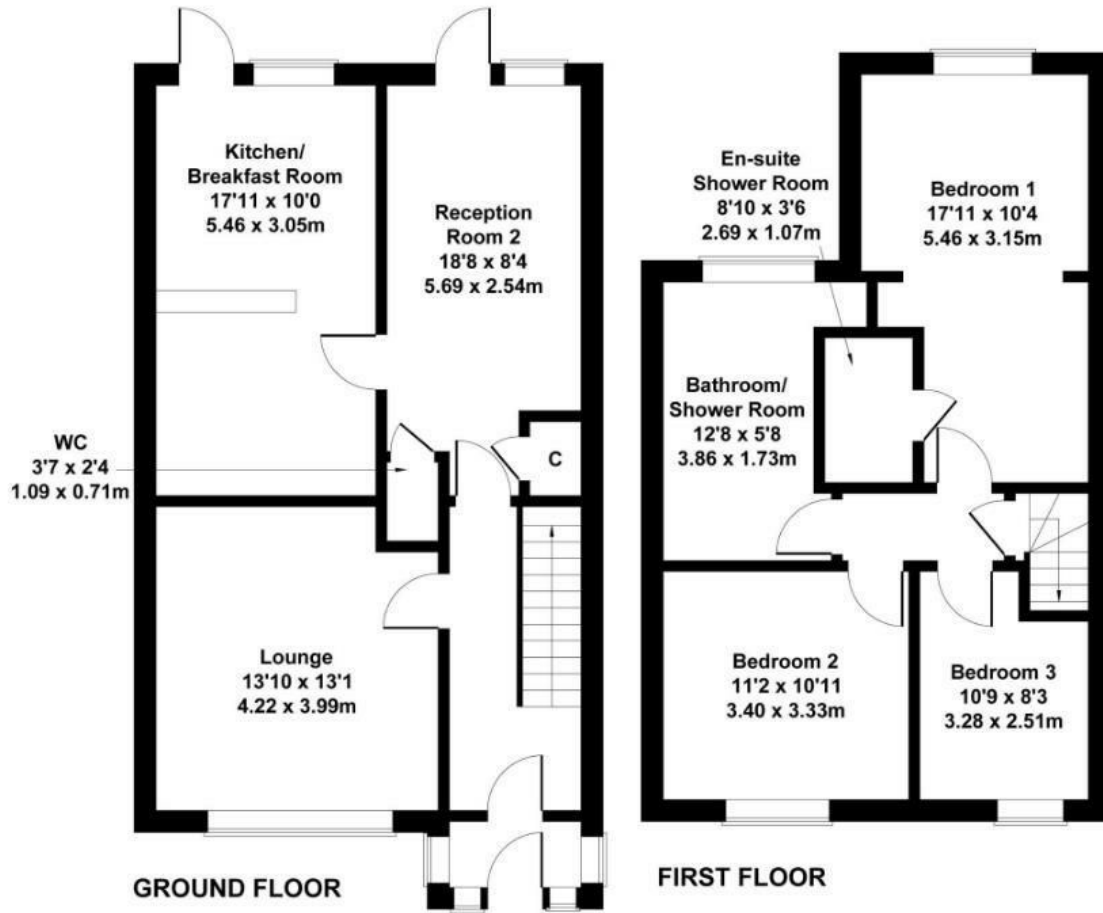
Council Tax Band: B - Wealden

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

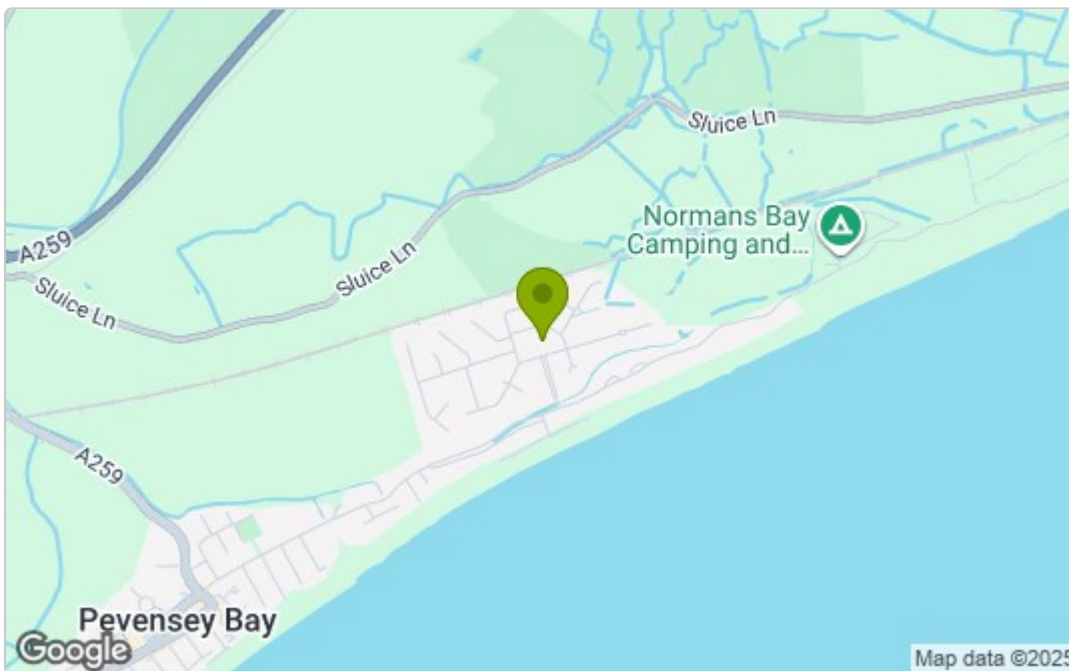
## The Parade, Pevensey Bay

Approximate Gross Internal Area  
1212 sq ft - 113 sq m

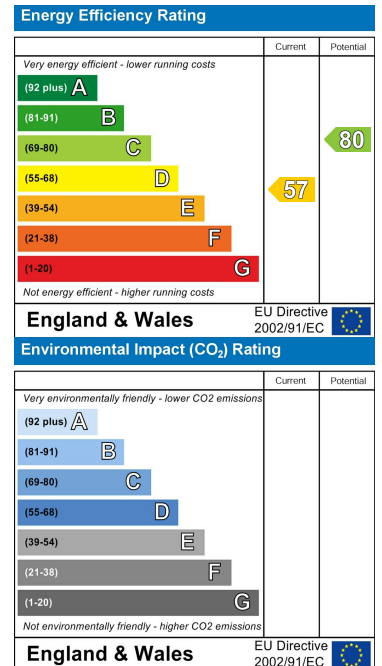


Not to Scale. Produced by The Plan Portal 2025  
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# Area Map



# Energy Efficiency Graph



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