



**HOME + CASTLE**  
ESTATE AGENTS

**Home and Castle Estate Agents**  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



**new  
instruction**



## The Square, Pevensey, BN24 6SG

Freehold | Bungalow | 3 Bedrooms

This three bedroom bungalow on the popular Beachlands development has been extended with the addition of two conservatories and is available with no onward chain. The bright accommodation offers three double bedrooms, one of which is en suite. There's also a living room and a separate kitchen which has a conservatory located off. Externally there is a good size rear garden and off road parking for several vehicles to the front.

**FOR SALE  
FREEHOLD  
£260,000**

## Location

The Beachlands development is popular with those that want to live near the coastline, with Pevensey beach only a stone's throw away. Mainly populated with bungalows the development offers private, good size plots. Sovereign Harbour Retail Park with brands such as Boots, Asda, Next and TK Maxx, is only 3 miles away.

## Approach

To the front of the property is off road parking for several vehicles.

## Entrance Porch

Double glazed front door opens into the porch.

## Hallway

Radiator, ceiling light and powerpoints.

## Bedroom Three 10'9" x 8'0" (3.29 x 2.46)

Built in cupboards, double glazed window to the front aspect, powerpoints, radiator and ceiling light.

## En suite 5'10" x 5'2" (1.79 x 1.58)

A fully tiled room with modern white suite comprising of vanity unity with basin, toilet and bath that has a thermostatic shower over. Vinyl flooring, chrome ladder radiator, extractor and inset spotlights.

## Bedroom Two 12'5" x 7'3" (3.81 x 2.21)

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

## Bedroom One 11'0" x 10'8" (3.36 x 3.26)

Carpet, ceiling light and radiator. Double glazed patio doors to;

## Conservatory 9'9" x 6'5" (2.99 x 1.98)

Double glazed to three sides with patio doors opening out to the rear garden.

## Living Room 15'10" x 12'5" (4.84 x 3.81)

A well proportioned room with large double glazed window to the front aspect, carpet, radiator and ceiling light.

## Shower Room 7'9" x 7'8" (2.38 x 2.34)

A fully tiled room with modern fittings, including walk in double shower cubicle, vanity unit with basin and toilet. Built in cupboard with shelving. Double glazed window with obscured glass.

## Kitchen 13'1" x 7'9" (4.01 x 2.38)

Fitted with a range of wall and floor units, worktop and inset stainless steel sink with drainer. Space for cooker, fridge freezer, dishwasher and washing machine. Double glazed window overlooking the rear garden and double glazed patio doors open into;

## Conservatory 14'9" x 8'7" (4.52 x 2.62)

Double glazed windows to two sides with views over the garden, plus double glazed patio doors leading out. Radiator, wall lighting and laminate flooring.

## Rear Garden

The good size rear garden has a paved patio area, further area with shingle and wooden storage sheds.

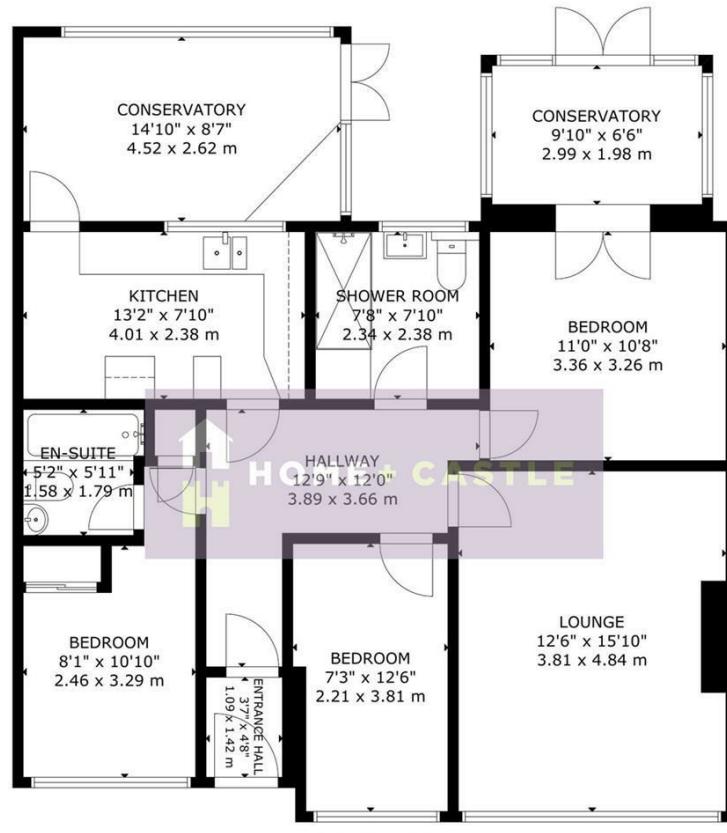
## Additional Information

EPC rating: D

Council Tax Band: B

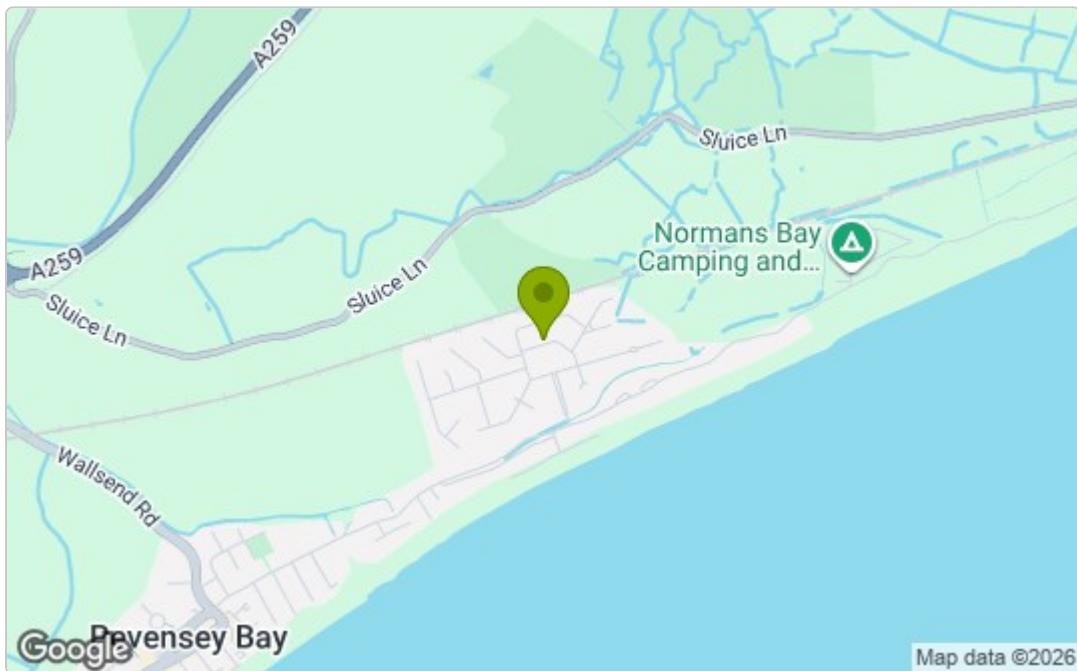
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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

## Floor Plan

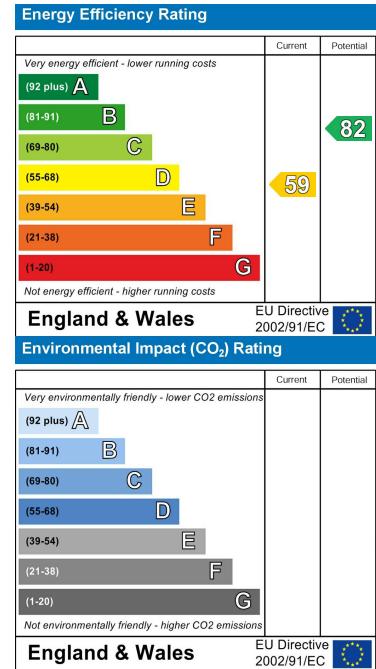


FLOOR 1

## Area Map



## Energy Efficiency Graph



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.