

**Valuers, Land & Estate Agents**

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East Sussex BN21 4PJ

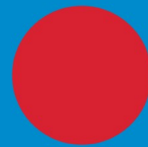
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**Taylor Engley**



**15 Mountney Drive, Pevensey Bay, Pevensey, East Sussex, BN24 6SH**

**Guide Price £300,000 Freehold**

**\*\*\*GUIDE PRICE £300,000 - £320,000 \*\*\*An opportunity has arisen to purchase this WELL PRESENTED FOUR BEDROOMED SEMI-DETACHED, BUNGALOW, ideally located in the Beachlands area of Pevensey Bay. The property benefits from two reception rooms, two bathrooms gas fired central heating and uPvc double glazing and is considered in good decorative order throughout. Additionally the property offers lawned gardens to front and rear with driveway parking to the side. EPC = E**





Nestled just a short walk away from the beautiful beach which stretches between Eastbourne and Hastings. The nearby Pevensey Bay village has an array of shops, cafes and amenities. Pevensey Bay is steeped in history with, with Pevensey Castle, Martello Towers, Pevensey Levels, Herstmonceux and the famous Greenwich Observatory all nearby. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities theatres and seafront is approximately six miles distant.

**\* ENTRANCE HALL \* SITTING ROOM \* GARDEN ROOM/OPTIONAL DINING ROOM \* KITCHEN \* UTILITY ROOM \* FOUR BEDROOMS \* BATHROOM/WC \* SHOWER ROOM/WC \* DRIVEWAY PARKING \* GARDENS TO FRONT AND REAR \***





## **The accommodation**

Comprises:

### **ENTRANCE HALL**

### **SITTING ROOM**

16'0 x 11'8 (4.88m x 3.56m )

With upvc windows to front, electric wall mounted fireplace, television point, radiator

### **GARDEN ROOM/DINING ROOM**

13'9 x 9'2 (4.19m x 2.79m )

Two double glazed windows to rear with adjacent French doors providing access to rear garden, radiator

### **KITCHEN**

13'9 x 7'6 (4.19m x 2.29m )

With a comprehensive range of matching eye and base level units with complimentary worktop surfaces over with inset Butlers sink, Space for free standing electric cooker with extractor above, space for fridge freezer, ceramic tiled flooring with upvc door providing access to front with adjacent window to front.

### **UTILITY ROOM**

8'7 x 7'5 (2.62m x 2.26m )

With a wall mounted gas combination boiler for the provision of gas fired central heating and domestic hot water, stainless steel sink unit with mixer taps, space and plumbing for washing machine and tumble dryer, radiator, door to:

### **MAIN HALLWAY**

Cupboard housing electric meter, night storage heater, Upvc door to side providing access to front.

### **BEDROOM ONE**

12'6 x 11'7 (3.81m x 3.53m )

With a double glazed window to rear, radiator.

### **BEDROOM TWO**

10'4 x 10'1 (3.15m x 3.07m )

Upvc double glazed window to side, night storage heater with additional radiator

### **BEDROOM THREE**

8'10 x 8'8 (2.69m x 2.64m )

With double glazed windows to front, radiator

### **BEDROOM FOUR**

10'10 x 7'9 (3.30m x 2.36m)

Double glazed windows to side, radiator, skylight (currently covered)

### **BATHROOM/WC**

7'2 x 5'6 (2.18m x 1.68m )

With a white suite comprising a panelled bath with Mira Sport electric thermostatic shower unit over with pedestal hand wash basin with storage, low level wc, fully tiled walls in complimentary tiling, obscure upvc windows to side

### **SHOWER ROOM/WC**

7'7 maximum x 4'7 (2.31m maximum x 1.40m )

With a white suite comprising spacious fully tiled shower cubicle with thermostatic shower unit over, pedestal hand wash basin,

### **OUTSIDE**

Lawned gardens to front set behind a picket fence with driveway adjacent to the front garden

### **DRIVEWAY PARKING**

Off road parking for several vehicles

### **REAR GARDENS**

Being a particular feature of the property with a patio area leading to an area principally laid to lawn with ornamental fishpond, greenhouse and storage sheds.

### **COUNCIL TAX BAND:**

Council Tax Band - Band B Wealden District Council

### **FOR CLARIFICATION:**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### **OPENING HOURS**

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

### **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEY.







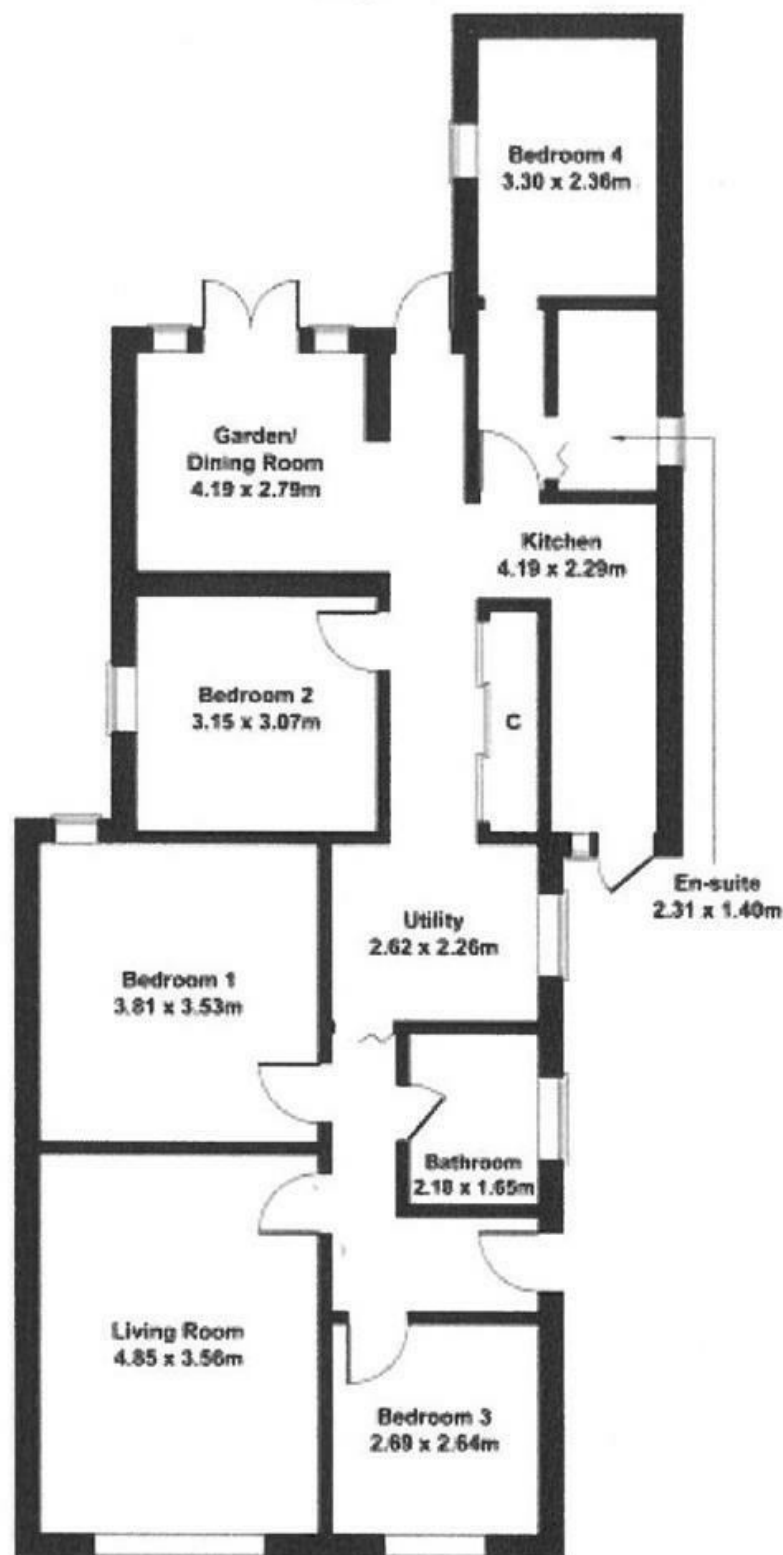






# Mountney Drive, Pevensey Bay BN24 6SH

Approximate Gross Internal Area  
106 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 79        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 52      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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