



The Gambit,  
Pevensey Bay,  
Pevensey,  
East Sussex,  
BN24 6HX



# Norman Road

This wonderful seafront property is located on a little used private road, with impressive accommodation laid out over three floors with private gardens, off-road parking and single garage all enjoying wonderful sea views and within a short walk of the local amenities.

## Features

DELIGHTFUL COASTAL PROPERTY

5 BEDROOMS

SEA VIEWS FROM MANY ROOMS

SHORT WALK OF AMENITIES

DETACHED

STUNNING KITCHEN

SINGLE GARAGE



## Description

The Gambit is a unique detached three storey house that takes in wonderful views of the English Channel, round to Beachy Head and the South Downs. Extensively renovated over recent years, the property is finished to an exacting standard with quality fixtures and fittings and the benefits of double glazing, gas central heating and modern levels of insulation. At the heart of the house is a stunning kitchen/breakfast room with bi-fold doors that lead out onto a patio that takes in views of the Channel. The living room has a wood burning stove and garden room also looks out onto The Channel. To the first and second floors are five bedrooms, two with en-suites and all enjoying magnificent views. Outside the property is adjacent to the beach with private area of garden with large areas of patio and attractive water feature. There is off-road parking as well as oversized double garage with electric roller shutter door. Within moments of the beach, the property is conveniently situated within a short walk of local amenities and viewing is highly recommended.

## Directions

From the centre of Pevensey Bay proceed west on the A259 turning into Rosetti Road where the property will be seen on the corner of Norman Road.



### THE ACCOMMODATION

With approximate dimensions, is approached via stable door to

### ENTRANCE PORCH

That opens into

### ENTRANCE HALLWAY

With stairs rising to first floor landing.

### DRAWING ROOM

21' 9" x 10' 0" (6.63m x 3.05m) With wide opening through to the garden room, bay window to side and a central brick fireplace with inset wood burning stove, provision for wall mounted television with recess below.

### GARDEN ROOM

9' 7" x 5' 0" (2.92m x 1.52m) With picture window taking in coastal views.

### KITCHEN/BREAKFAST ROOM

26' 2" x 12' 0" (7.98m x 3.66m) narrowing to 10' 0" (3.05m) partially subdivided with a wide opening enjoying a double aspect with bi-fold doors opening onto the patio with sea views beyond, Kamdean flooring and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge/freezer, wine cooler, dishwasher, space for a large electric oven range (available by separate negotiation) with extractor fan above. Large area of hard wood working surface incorporating one and a half bowl enamel sink with mixer tap and drainer, fitted dresser unit and ample space for table.

### REAR PORCH

Cupboard housing water tank and boiler.

### UTILITY CUPBOARD

5' 4" x 2' 6" (1.63m x 0.76m) With obscured window to side, space and plumbing for washing machine, area of working surface.

### WC

With obscured window to side, tiled floor, fitted with a white low level WC and sink unit, meter cupboard.

### FIRST FLOOR LANDING

Airing cupboard with slatted shelves, separate walk-in cupboard with hanging rail.





#### **MAIN BEDROOM**

15' 9" x 11' 10" (4.80m x 3.61m) Double aspect enjoying coastal views.

#### **EN-SUITE BATHROOM**

9' 9" x 6' 0" (2.97m x 1.83m) With window to side, part panelled and fitted with a centre bath, close coupled WC, vanity sink unit with shaver point to side and heated towel rail.

#### **BEDROOM 2**

16' 4" x 10' 0" (4.98m x 3.05m) A double aspect room with window seat taking in coastal views.

#### **EN-SUITE**

10' 0" x 3' 9" (3.05m x 1.14m) With obscured window and fitted with a tile enclosed shower, vanity sink unit with shaver point to side, heated towel rail, close coupled WC.

#### **BEDROOM 3**

10' 0" x 6' 10" (3.05m x 2.08m) With window taking in views.

#### **SECOND FLOOR LANDING**

#### **SHOWER ROOM**

Velux window, fitted with a glazed shower cubicle, vanity sink unit, close coupled WC and heated towel rail.

#### **BEDROOM 4**

12' 6" x 12' 0" (3.81m x 3.66m) A dual aspect room with vaulted exposed ceilings.

#### **BEDROOM 5**

12' 0" x 10' 0" (3.66m x 3.05m) A dual aspect room with views towards the south coast.

#### **GARAGE**

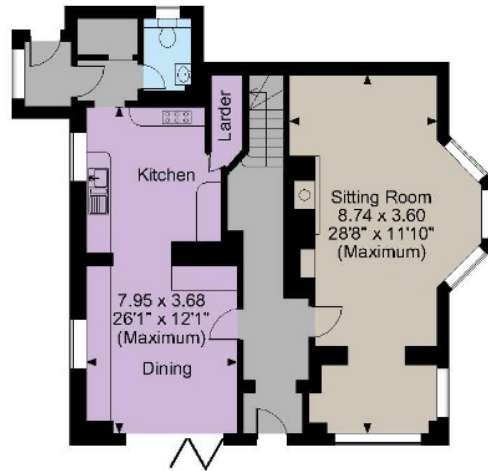
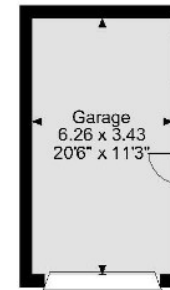
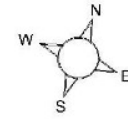
18' 4" x 11' 3" (5.59m x 3.43m) Window and glazed door to side, power and light, electric roller shutter door.

#### **OUTSIDE**

The property is approached over a gravel driveway with gated access to the rear. There is a paved patio and wood store to the rear of the garage. The gardens wrap around the property enjoying a southerly aspect with a large patio that takes in the coastal views. The gardens are enclosed with a low wall and area of level lawn, circular patio and water feature.



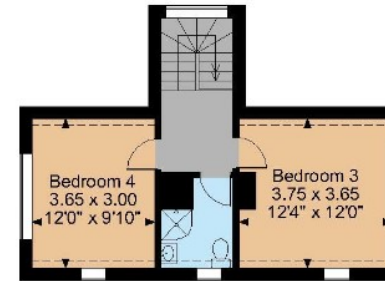
**The Gambit, Norman Road Pevensey Bay, Pevensey**  
 Main House internal area 1,908 sq ft (177 sq m)  
 Garage internal area 231 sq ft (21 sq m)



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

