

82 Eastbourne Road, Pevensey Bay, Pevensey, East Sussex BN24 6HS





Just a stone's throw from Pevensey Beach, this charming apartment is perfectly placed for those seeking a central village location with the best of coastal and countryside living. Step outside to enjoy scenic seafront walks or explore historic routes that wind past the iconic Pevensey Castle—over 1,000 years of history right on your doorstep. Positioned on the first floor with its own ground-floor entrance, the home offers characterful split-level accommodation. From the front, you'll catch a glimpse of the sea, while to the rear the outlook stretches across Pevensey Castle and onward towards Herstmonceux. This is a rare opportunity to secure a property that blends heritage views, village convenience, and coastal charm. Read on to discover more about this exciting home.

ENTRANCE HALL  
STAIRS TO FIRST FLOOR

- LOUNGE
- STUDY AREA
- KITCHEN
- BATHROOM
- BEDROOM

STAIRS UP TO ATTIC ROOM  
ATTIC ROOM



## Description

AP Estate Agents are proud to present this charming apartment to the market, boasting a prime location within a stones throw of the seafront and The Castle Inn public house, just a short walk and you are right in the heart of Pevensey Bay Village. Converted from a Victorian bay fronted house this property has an attractive frontage, and the current owner has clad the property with a light blue composite cladding giving it an attractive nautical appearance as well as standing it out from the other neighboring properties. The accommodation for the property is spread out over two floors, with the loft having been converted to create an extra room.

### INSIDE THE PROPERTY

The apartment is accessed directly from the pavement at ground-floor level, opening into a decoratively tiled hallway—an ideal space for hanging coats, with a fitted cupboard providing handy extra storage. Stairs rise to the first floor where a split landing leads to a stylish shower room, the first room on your right. This contemporary space features a walk-in shower with glass screen, low-level WC, and a countertop wash basin with storage beneath. Finished with attractive grey tiling to both walls and floor, the room is complemented by a chrome heated towel rail. Continuing along this level, the kitchen is positioned at the rear of the property and enjoys lovely rooftop views across the local area, with Pevensey Castle and the Herstmonceux observatories visible in the distance. Sleekly designed in gloss white with marble-effect worktops, the kitchen is fitted with an under-counter electric oven, halogen hob and extractor, space for a fridge-freezer, and ample storage in both wall and base units.

A few steps lead up to the next level, where you'll find a generously sized double bedroom to the left. This room offers plenty of space for furniture and enjoys similar views to those from the kitchen. Opposite, a large understairs cupboard provides excellent storage. Further along the landing is one of the reception rooms, beautifully bright thanks to its double-aspect, south-facing windows overlooking the front of the property. The chimney breast remains as an ornamental fireplace, with potential for shelving on either side. A subtle "L" shape in the room has been cleverly utilised as a study area, making this a versatile living space.

Finally, stairs rise to the attic room, currently used as the main living room, but could be Bedroom 2. A bespoke shelving system has been built into the stairwell to maximise storage. Once inside, five Velux windows positioned opposite each other flood the space with light and provide elevated views to both the front and rear. While the roofline naturally restricts head height at the sides, there is ample height through the centre, creating a comfortable and characterful living area.

### ADDITIONAL INFORMATION

The attic room have been identified as a reception room purely based on what the current owner uses it for, the current owner has just had the room signed off with building regs, opening up the potential for a variety of uses.

This owner of this apartment owns the Freehold.









## LOCATION

Nestled on the picturesque East Sussex coast, this apartment enjoys the charm of Pevensey Bay, a location that blends seaside tranquillity with rich heritage and modern convenience. Just moments from the shingle beach and the historic Pevensey Castle—a Roman fort later famed as William the Conqueror's landing site in 1066—the village offers a unique lifestyle steeped in history. Residents benefit from a welcoming community, local pubs, cafés, and shops, alongside the natural beauty of the Pevensey Levels Nature Reserve. Everyday needs are well catered for, with nearby schools including Pevensey & Westham C of E Primary and Stone Cross School, and healthcare services such as Westham Surgery and The Harbour Medical Practice. The location is exceptionally well connected: Eastbourne (5 miles), Hailsham (7 miles), Hastings (15 miles), and Brighton (25 miles) are all within easy reach, while Gatwick Airport lies approximately 45 miles away. With its blend of coastal scenery, historic landmarks, and excellent amenities, Pevensey Bay offers an enviable lifestyle — combining the peace of seaside living with convenient access to vibrant towns and cities.

## DIRECTIONS

<https://w3w.co/storyline.hesitate.deeds>

**Local Authority:** Wealden

**Services (not checked or tested):** Mains Gas, Electric, Water, Drainage

**Tenure:** Freehold (to be confirmed)

**EPC:** EPC Rating C

**Council Tax Band:** A

Offers in Excess of £210,000

Viewings

By Appointment Only







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