

Crane & Co



Price Guide

£395,000 - £440,000

Down Beach, Normans Bay, Pevensey, East Sussex BN24 6PS

3 Bedroom 1 Bathroom 2 Reception

01323 440678

sales@craneandco.co.uk

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Freehold

 3 Bedroom  1 Bathroom  2 Reception

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A slice of paradise awaits your touch to create the home of your dreams... Sat on a beach front plot, in the wonderful location of Normans Bay Village, this 3 bed detached bungalow has endless possibilities. This spacious home currently offers a cosy living room, which flows onto the spacious sunroom with views over the garden. The kitchen/dining room has plenty of room to create the kitchen you've been waiting for, while still having space for a family dining table! Completing the home are 3 airy bedrooms and a roomy family bathroom, all awaiting your vision for this fantastic space.

Take an amble up the garden to the beach, which forms a seamless extension of the outdoor space available here. Being a quiet & peaceful private beach, Normans Bay is a fantastic location for family life, retirement, or simply just for Summers in the sun. A short wander along the beach will have you bursting with ideas on how to use this beach front plot to its maximum potential... something this property is definitely not short of!

A rare opportunity not to be missed!

*Annual Maintenance Charge £55

Please be advised charges provided by Vendor

Main Features

- Beach Front Home
- Detached Bungalow
- Private Beach
- Normans Bay Location
- 3 Bedrooms
- Living Room & Sunroom
- Off Road Parking



Room Sizes

Entrance Hall - 7'9 x 6'7
Kitchen/Dining Room - 14'2 x 12'4
Living Room - 14'4 x 9'3
Sunroom - 13'3 x 12'2
Bedroom 1 - 14'7 x 7'2
Bedroom 2 - 12'6 x 7'6
Bedroom 3 - 10'8 x 8'11
Bathroom - 8'8 x 5'11

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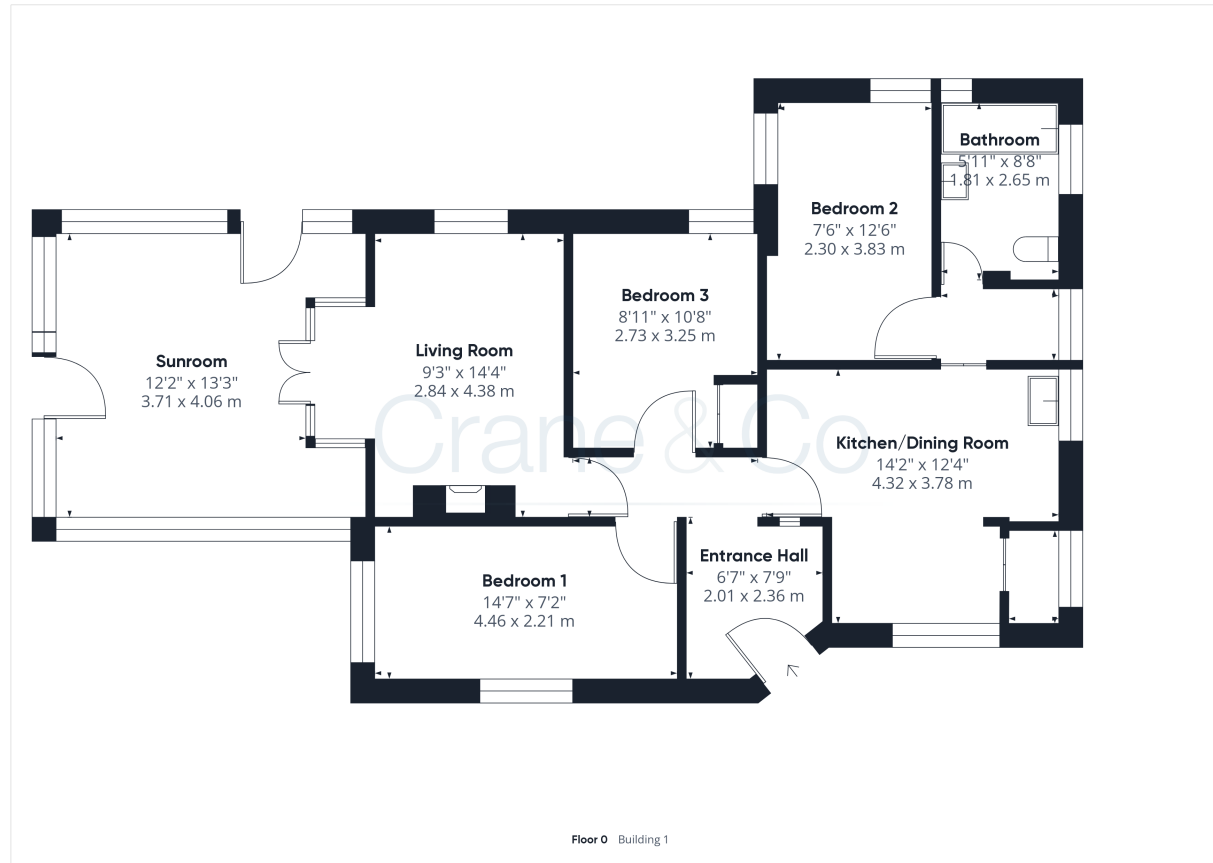
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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