



The Gambit, Norman Road, Pevensey Bay
Pevensey, East Sussex

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**STRUTT
& PARKER**

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The Gambit, Norman Road Pevensey Bay, BN24 6HX

A unique three-storey, four/five bedroom seafront home with garden, garage and stunning panoramic views

Pevensey Bay Station (London Victoria 1 hour 46 mins) 0.8 miles, Eastbourne 4.3 miles, Lewes 18.6 miles, M23 (J11) 41.3 miles,

Entrance hall | Sitting room | Kitchen | Dining Cloakroom | Principal bedroom with en suite bathroom | 1 Additional bedroom with en suite shower room | 2/3 Further bedrooms | Family shower room | Garden | Garage | EPC rating D

The property

The Gambit is a distinctive, tall detached seafront home with enviable uninterrupted views, that offers three-storeys of spacious and light-filled accommodation.

The stylishly renovated property is entered via a central hallway running through to the staircase which rises to the first-floor level. From here, the lovely 28 ft. sitting room is accessed, with its feature fireplace, bright bay window and southerly aspect, offering an excellent entertaining space with panoramic views. Adjacent is the contemporary open-plan kitchen and dining area, which has wide double-glazed bi-folding doors to the sun terrace, rich herringbone Karndean flooring and an array of chic pastel shaker-style curved cabinetry with wooden worktops, several integrated appliances including a Rangemaster cooker, fridge/freezer, dishwasher and a wine cooler. A rear lobby, larder and airing cupboard and cloakroom complete the floor.

The first floor is home to a fifth bedroom or potential study, and two well-sized dual-aspect bedrooms with far-reaching sea views. The principal enjoys a modern en suite bathroom with a freestanding clawfoot bathtub, whilst the second bedroom benefits from an en suite shower room. On the second floor is a contemporary family shower room and two further well-proportioned dual-aspect bedrooms with elevated views.

Outside

An attractive garden enclosed via a low brick wall and wooden gates wraps around three sides of the property, with two warm southern and western aspect paved sun terraces ideal for al fresco dining, one with a sea view and one private and enclosed. In between is a section of neat level lawn with a circular patio, whilst a large gravelled driveway and detached brick-built garage provide ample parking and/or boat storage.

Location

The property is situated on a private road in a prime beachfront location with access to a range of amenities including shops, public houses, restaurants and doctor's surgeries. The Sovereign Harbour and scenic Sussex countryside are close at hand, and the station offers links to Hastings and London. Nearby offers more extensive of recreational, shopping and educational facilities, with the M23 within easy reach.

The area offers a wide range of state primary and secondary schooling together with a good selection of noted independent schools including Eastbourne College, St. Andrew's Prep, Bede's, Battle Abbey, Vinehall, Annan, Buckswood, Northease Manor, Skippers Hill Manor Prep and Lewes Old Grammar.













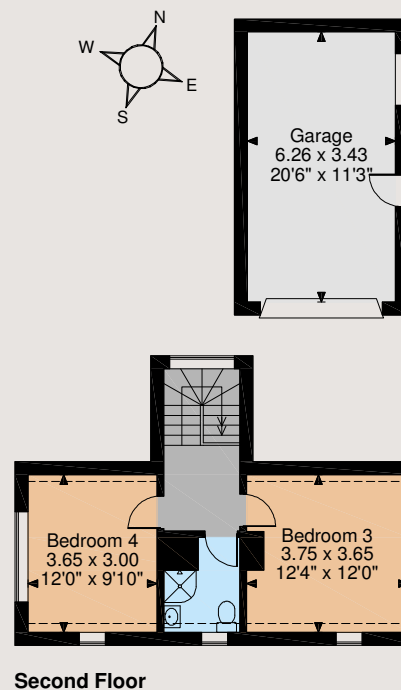
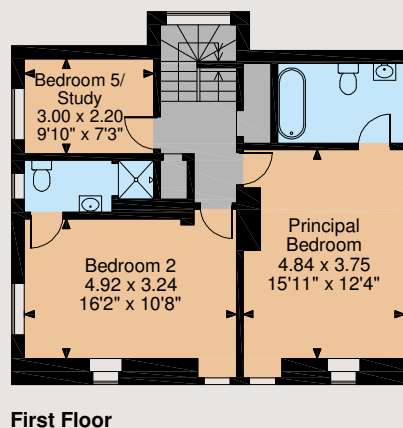
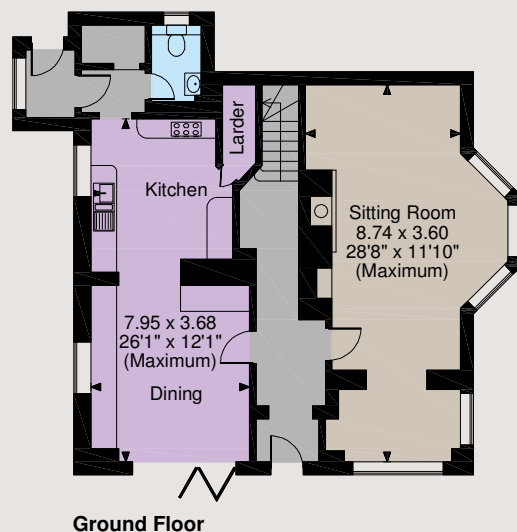
Floorplans

House internal area 1,908 sq ft (177 sq m)

Garage internal area 231 sq ft (21 sq m)

Total internal area 2,139 sq ft (198 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Eastbourne head north-east, following the A259 towards Pevensey Bay Road before turning right onto Leyland Road/Norman Road, where the property will be on the right-hand side.

General

Local Authority:

Wealden District Council: 01892 653 311

East Sussex County Council: 03456 080 190

Services: All mains services. Gas central heating.

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,100,000

Lewes

201 High Street, Lewes, East Sussex, BN7 2NR

01273 475 411

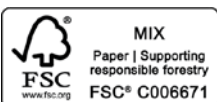
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