

# Beach Cottage, Normans Bay



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An exceptional coastal residence occupying an enviable beachfront position with uninterrupted sea views, offering extensive, light-filled accommodation and direct gated access to the beach in a peaceful setting.

Beach Cottage is an attractive, quirky coastal home featuring white-painted elevations, thoughtfully designed to maximise the truly exceptional panoramic views across the English Channel. The interior extends to over 2,700 sq ft of sensitively updated accommodation, blending traditional character features—such as exposed timber beams and feature fireplaces—with a light, contemporary coastal aesthetic throughout.

The ground floor is arranged for both relaxed day-to-day living and larger-scale entertaining. A generous dual-aspect drawing room features a handsome fireplace, while the heart of the home lies in the open-plan dining area and kitchen. The kitchen is well-appointed with modern cabinetry, a classic range cooker, and rustic terracotta tiling, flowing seamlessly into a spectacular triple-aspect conservatory extending over 40 ft, providing an outstanding vantage point over the shingle beach and sea beyond. A separate study with feature brickwork, a shower room, and a large utility porch add further practicality.

On the first floor, the principal bedroom suite is a particular highlight, comprising a spacious bedroom with a bay window, a decked balcony, and direct access to a well-appointed bathroom. Three further bedrooms and a separate sitting room/study complete the accommodation.

There is a large driveway providing parking for multiple vehicles and access to a detached double garage. The coastal gardens include a paved patio with an ornate glass canopy for sheltered al-fresco dining, along with a greenhouse and shed. A gate provides direct access from the garden onto the beach.



#### Location

Beach Cottage is situated in the peaceful coastal hamlet of Normans Bay, between Pevensey and Bexhill-on-Sea, enjoying an enviable position directly along this stretch of the Sussex coastline. The nearby village of Pevensey offers a range of day-to-day amenities including a village store, pubs, historic castle and church, while more extensive shopping, leisure and dining facilities can be found in Bexhill, Eastbourne and Hastings, all of which provide a wider selection of supermarkets, independent shops and seafront attractions.

Independent schools within easy reach include Bede's School in Upper Dicker, Eastbourne College, St Andrew's Prep, and further afield Roedean in Brighton. Transport links are excellent for a coastal location, with Normans Bay railway station offering direct services to Eastbourne, Brighton and London Victoria via Lewes, while the nearby A259 and A27 provide convenient road connections along the south coast and towards the national motorway network.

#### General

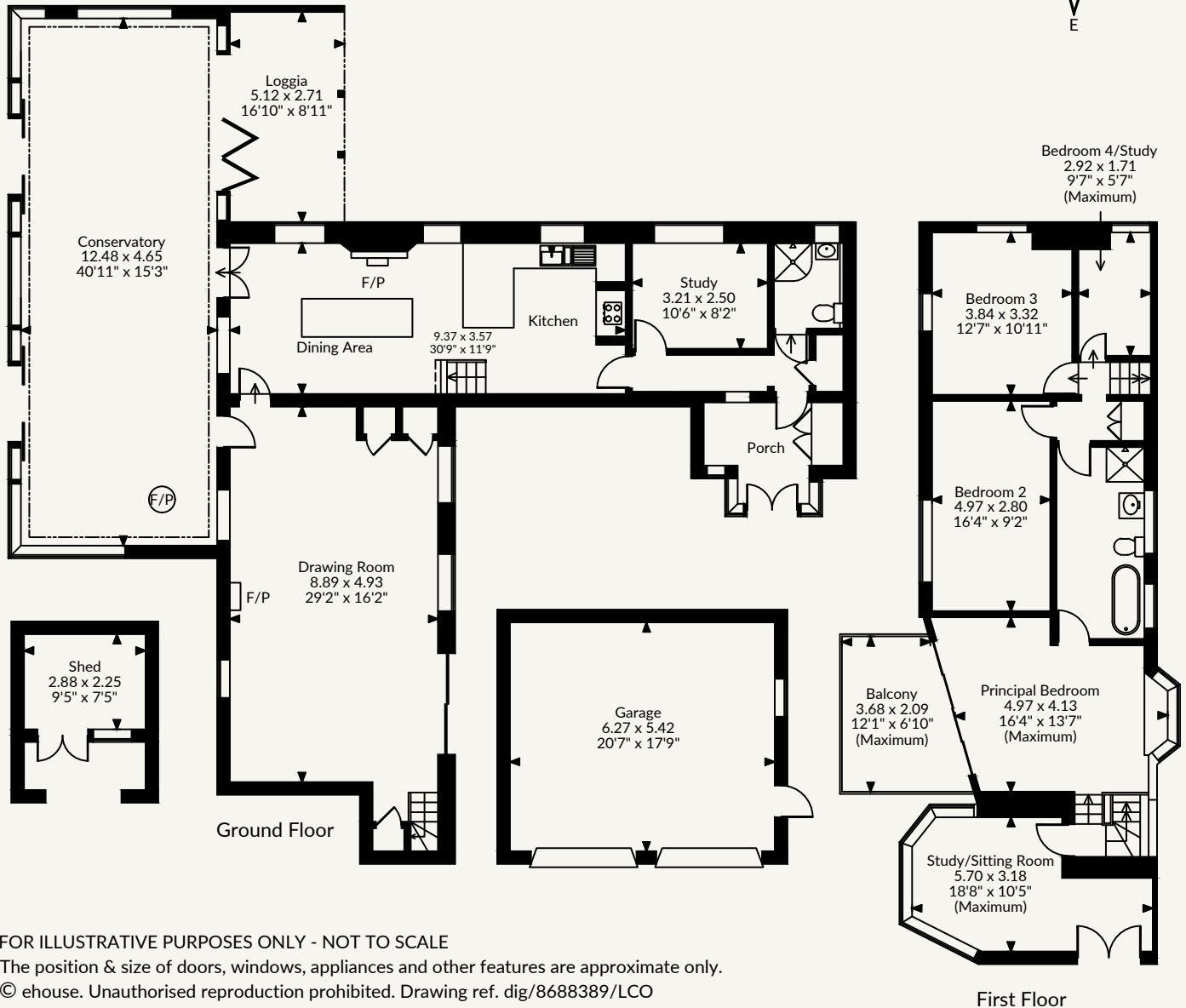
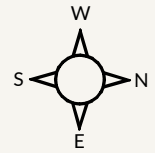
Local Authority: Rother District Council  
Services: Mains electricity, water and drainage. Oil-fired central heating.  
Council Tax: Band E  
EPC Rating: Band E  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**2,702 sq ft (251 sq m)**  
**Situated on the beach**  
**Stunning coastal views**  
**40 ft conservatory/dining**  
**Character accommodation**  
**Freehold | Coastal**

**Guide price £1,200,000**



Beach Cottage, Normans Bay, Pevensey  
 Main House internal area 2,702 sq ft (251 sq m)  
 Garage internal area 366 sq ft (34 sq m)  
 Shed internal area 70 sq ft (6 sq m)  
 Balcony external area = 102 sq ft (10 sq m)  
 Total internal area 3,138 sq ft (291 sq m)



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