

# Crane & Co



Price Guide

£590,000 - £620,000 Freehold

Pevensey, East Sussex

🏠 7 Bedroom 🛀 5 Bathroom 📺 2 Reception

📞 01323 440678

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 7 Bedroom  5 Bathroom  2 Reception

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This exceptional home has been beautifully extended and improved by the current owner and finished to an exacting standard. The ground floor with an impressive sitting room, stunning conservatory, spacious kitchen diner, useful laundry room, second living room, integral garage and separate annex. In addition the property affords many individual features and contemporary finishes, to mention just a few; the impressive lavish and elegant bathroom and shower suites, the conservatory stretching across the entire rear of the property and the beautifully fitted kitchen . From the reception hallway a staircase rises to the first floor galleried landing which provides a master bedroom with en-suite bathroom, five further bedrooms two of which are en-suite and a stunning bathroom. Outside the front of the property is approached via electronic gates to a large driveway which in turns leads to a single garage. The rear gardens are extensive enjoying a south westerly aspect with a flagstone seating terrace adjoining the rear of the property. Positioned within the favoured residential area of

## Main Features

- Countryside Location
- 7 Bedrooms
- Detached House
- 3 En Suites
- Large Garden
- Large Driveway
- Garage
- Kitchen/Diner
- Conservatory

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## Room Sizes

Entrance Hall  
Kitchen/Dining Room 19'4 x 14'4  
Living Room 21'3 x 13'3  
Dining Room 17'7 x 13'4  
Utility  
Cloakroom  
Conservatory  
Bedroom 12'3 x 9'3  
En Suite  
Garage  
Garden

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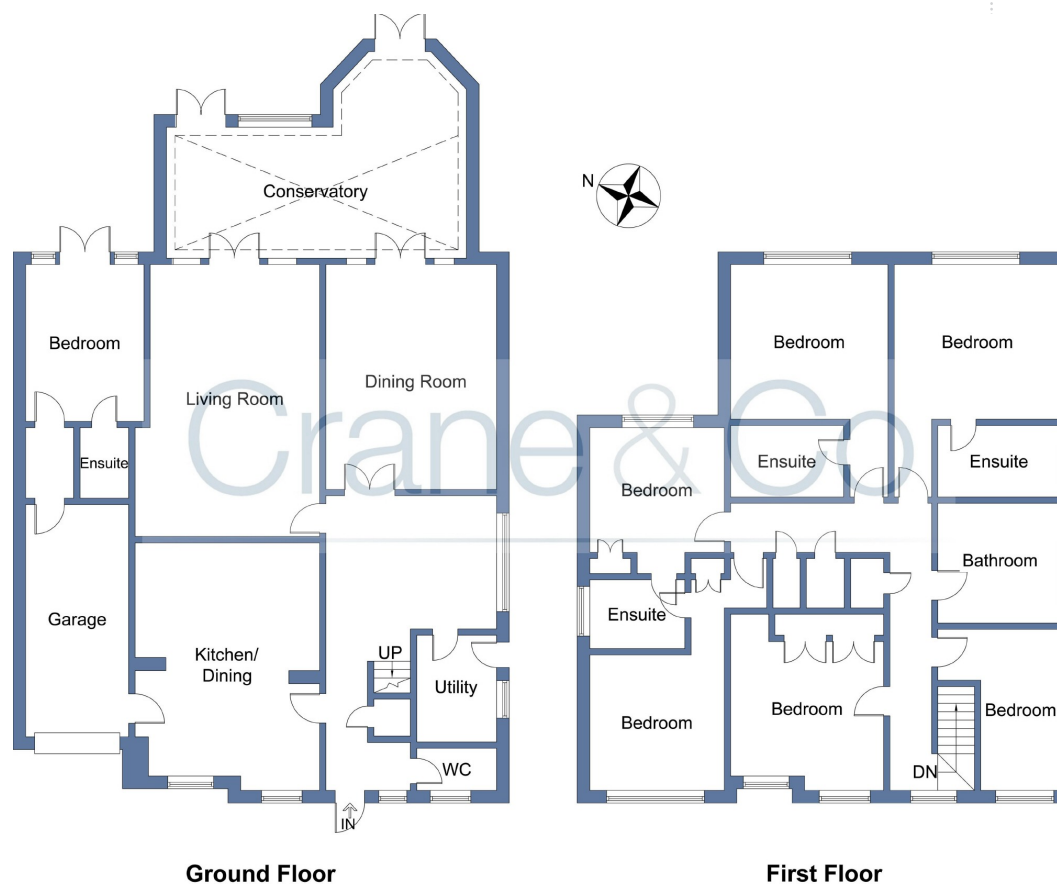
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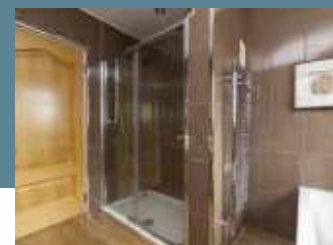


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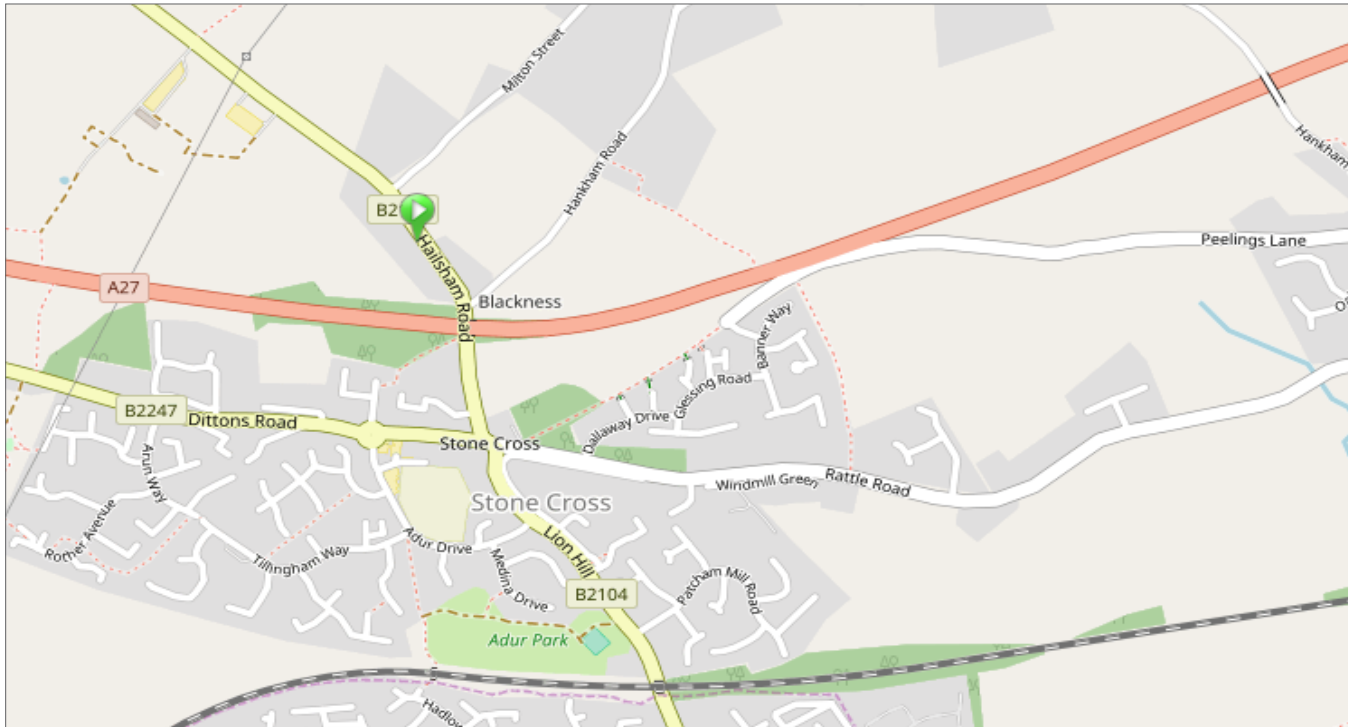
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		55	59
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		58	62
EU Directive 2002/91/EC			

## Crane & Co

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