



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



Dallaway Drive, Pevensey, BN24 5FB

Freehold | House - Detached | 4 Bedrooms

A skillfully extended four bedroom detached house in popular Stone Cross. Perfectly positioned in a cul-de-sac, this home has a beautiful and well proportioned open plan kitchen diner, perfect for modern day living. An en suite master, office and three further bedrooms completes the spacious accommodation.

FOR SALE
FREEHOLD
£525,000

Front Garden

The property is approached by a small pathway, with lawn area on either side. To the side is an off road parking for one vehicle.

Entrance Hall

Oak doors to principal rooms.

WC 6'0" x 2'5" (1.85 x 0.75)

Window to the front aspect with obscured glass, toilet and basin.

Home Office 10'2" x 7'6" (3.1 x 2.3)

Glazed oak doors open from hall into a bright home office. Window to the front aspect. Bespoke cabinetry housing space computer equipment, plus additional storage.

Lounge 15'8" x 10'9" (4.8 x 3.3)

A well appointed room with log effect gas fire, window to the front aspect and inset spot lighting.

Open Plan Space 26'2" x 17'4" reducing to 8'10" width (8 x 5.3 reducing to 2.7 width)

Kitchen

A high quality kitchen, finished with complementary two tone cabinetry and composite stone worktop. There is a range of integrated appliances including dishwasher, two eye level ovens, ceramic hob with extractor over. The inset one and half bowl sink is set below a window which looks out to the rear garden.

Dining Area

Flooded with natural light from the glazed skylight, side aspect window and sliding doors which lead out to the rear patio.

Utility Room 7'2" x 5'10" (2.2 x 1.8)

Located just off the kitchen space, this handy room currently houses washing machine, dryer and additional fridge freezer. Door opens through the remainder of the garage which is used for storage.

Stairs with large window rise to the first floor

Bedroom One 15'5" x 11'1" (4.7 x 3.4)

A bright dual aspect room, that runs the full depth of the property. Built in wardrobes.

En suite Shower Room

Shower cubicle, toilet and basin. Chrome ladder radiator and window with obscured glass.

Bedroom Four maximum of 11'5" x 7'10" (maximum of 3.5 x 2.4)

Built in wardrobes and window to the front aspect.

Bathroom 6'6" x 5'10" (2 x 1.8)

A white modern suite includes 'p' shape bath with mixer tap and shower attachment. Basin, toilet and

chrome ladder style radiator. Two windows with obscured glass.

Bedroom Two 14'5" x 11'1" (4.4 x 3.4)

An extended room with window to the rear aspect.

Bedroom Three 17'0" x 7'10" (5.2 x 2.4)

Another dual aspect room with front and rear views.

Rear Garden

Step out from the dining area onto a modern patio that flows to a landscaped seating area which has a central fire pit. Beyond the patio is a lawn area and mature trees and shrubs. Shed and a gate to the side access way.

Additional Information

Council Tax Band: E

EPC: C

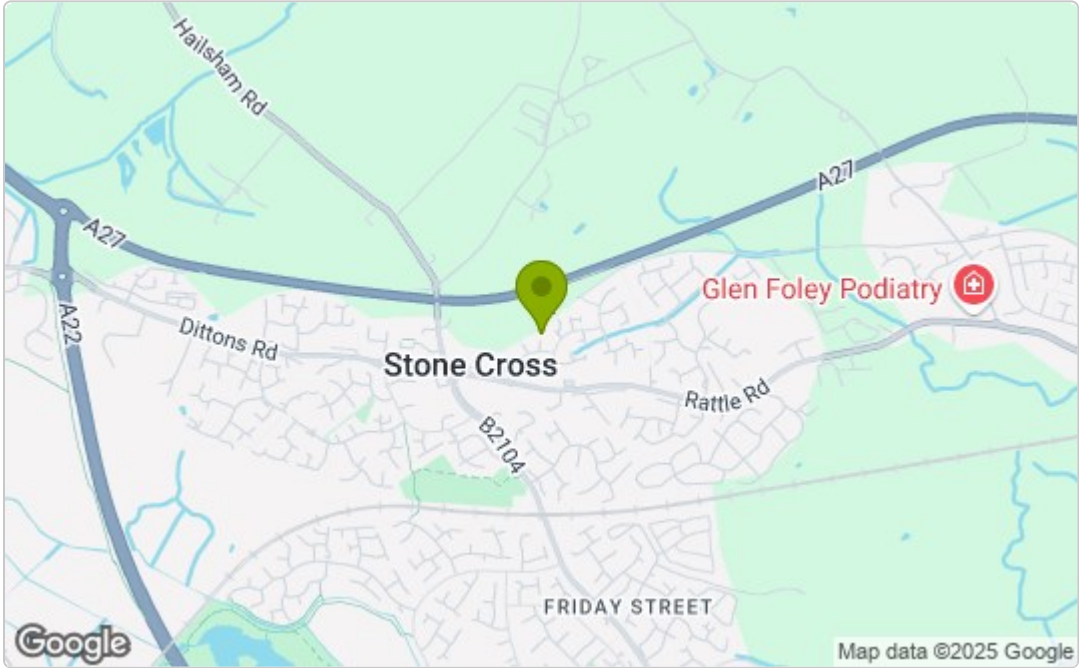
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

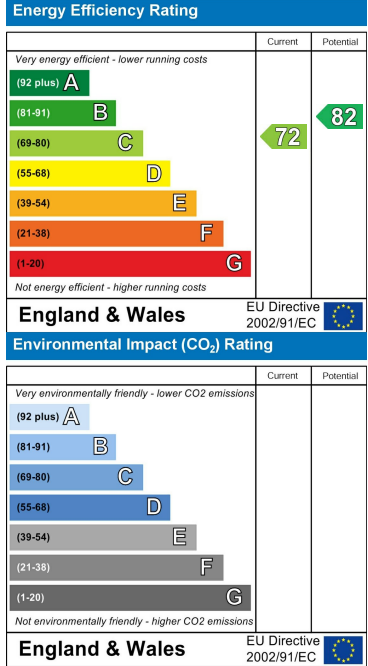


GROSS INTERNAL AREA
TOTAL: 1,487 sq ft
FLOOR 1: 764 sq ft, FLOOR 2: 723 sq ft
EXCLUDED AREAS: GARAGE: 97 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.