



**HOME + CASTLE**  
ESTATE AGENTS

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## Mole Close, Pevensey, BN24 5QB

| House | 3 Bedrooms

Home + Castle are delighted to present this detached modern family home. Located in the highly sought after area of Stone Cross. This property comprises of an entrance hall with a downstairs cloakroom, living room, modern fitted kitchen/Dining room with integrated appliances including a washing machine, microwave and fridge freezer. Three bedrooms and a family bathroom. This property benefits from having gas central heating, double glazing, off road parking area to the front of a detached garage, Good sized rear garden mainly laid to lawn with further patio area. Internal viewings highly recommended.

**TO LET**  
**£1,600 PCM**

## Approach

Laid to lawn area with shrub borders, off-road parking for 2 cars, pathway leading to uPVC front door.

## Entrance hall

Wood effect laminate flooring, down light, radiator and power points.

## Living room 11'7" x 16'0" (3.55 x 4.90)

Double glazed window to front aspect, wood effect laminate flooring, electric fire place, pendant light fitting, radiator and power points.

## Kitchen dining room 14'11" x 8'8" (4.55 x 2.65)

A range of base, wall and drawer units, integrated appliances such as a microwave, fridge/ freezer, electric oven and hob, 1 and 1/2 stainless steel sink, pendant light fitting and spot lights, radiator and power points.

## Downstairs WC 2'9" x 5'4" (0.85 x 1.65)

Tiled flooring, WC, pedestal sink with chrome taps, down lights and radiator.

## Bedroom 1 14'11" x 10'0" (4.55 x 3.05)

Double glazed windows to front aspect, built-in storage space, carpet, pendant light fitting, radiator and power points.

## Bedroom 2 8'8" x 9'0" (2.65 x 2.75)

Double glazed window to rear aspect, carpet, pendant light fitting, radiator and power points.

## Bedroom 3 6'2" x 9'0" (1.90 x 2.75)

Double glazed window to rear aspect, pendant light fitting, radiator and power points.

## Bathroom 6'0" x 5'6" (1.85 x 1.70)

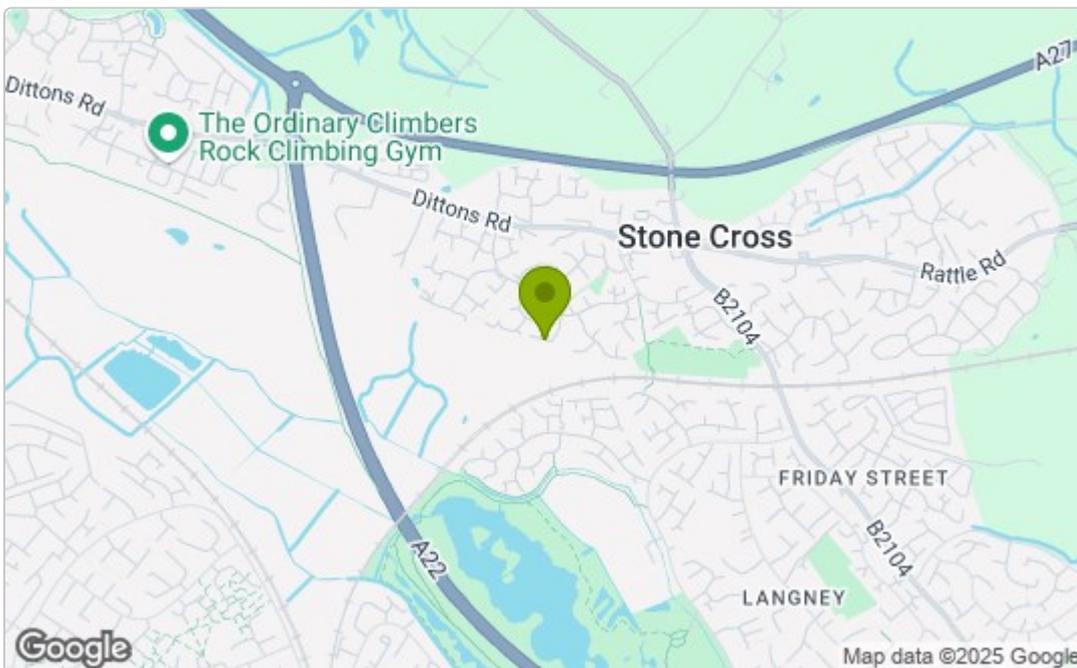
Opaque double glazed window, tiled floor, sink set in vanity unit, bath with fitted dual shower heads, spot lights, ladder style chrome radiator.

## Garden

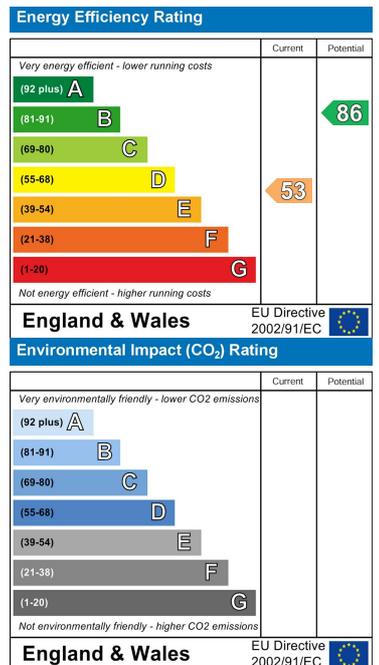
Paved patio area, garden mainly laid to lawn with mature tree and shrub borders. Access to garage through side door.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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