



6 Blatchington Mill Drive, Pevensey, BN24 5QA

Price Guide £550,000



A UNIQUE OPPORTUNITY to acquire this EXTENDED DETACHED FAMILY HOME with a 'HOBBIES/PLAYROOM OUTBUILDING' with attached woodland and an orchard with GATED ACCESS to OFF ROAD PARKING and storage facilities. The property has THREE/FOUR BEDROOMS and ONE/TWO RECEPTIONS with additional possibilities to utilise the outbuilding for multi generational/annexe usage (subject to consent). Fitted SOLAR PANELS powering electric consumption with additional FIT payment.

A particular feature is the STUNNING CONSERVATORY EXTENSION that incorporates a well equipped kitchen/dining/family room with further benefits that include a LOVELY LANDSCAPED GARDEN, with THREE TERRACES, established borders which enjoys EXCELLENT SECLUSION. Finally there are excellent OFF ROAD PARKING FACILITIES to the front aspect with ADDITIONAL PARKING, via double gates, to the side gardens. Stone Cross Village shops and local school are within close walking distance.



ENTRANCE

Covered entrance with a pitched tiled roof, re-tiled steps to a wooden entrance door, with glazed inserts into lobby/hall.

ENTRANCE HALL

Victorian tiled effect flooring, double glazed window to the side aspect, radiator, staircase to the first floor, door to sitting room.

SITTING ROOM

17'4 max x 10'9 max (5.28m max x 3.28m max)
Wood laminate flooring, cast iron fireplace with gas fire, ornate surround, mantle and hearth, ceiling light points, radiator, double glazed bay window to the front elevation, under stairs storage cupboard, wooden glazed door through to kitchen.

KITCHEN

18'4 max x 9'0 (5.59m max x 2.74m)
Superb kitchen/family room refitted with an extensive range of floor and wall mounted units with wood block worktops, detail such as Victorian style splashbacks and a double oven with a whirlpool induction hob to the side with a glass and stainless steel extractor over, under unit lighting, central island with cupboards beneath, chrome radiator, wood effect flooring, fitted dishwasher and inset ceramic one and a half bowl sink unit with mixer tap and drainer, space for a freestanding American style fridge freezer pull out pantry, Victorian style splashback, wood effect flooring radiator, doors to WC and converted garage/bedroom four, open to the family/dining area.

FAMILY/DINING ROOM

19'0 x 10'5 (5.79m x 3.18m)
Incorporating part of the kitchen with a seating area and dining area with a cast iron wood burning fire, which is sat sat on a slate hearth with chimney, double glazed windows and roof with direct garden views.

SEPARATE WC

Comprising of a low-level WC with concealed cistern with glazed tiling detail, wall mounted wash hand basin set in a vanity unit, ladder style chrome radiator, double glazed patterned window to the rear elevation.

RECEPTION/BEDROOM 4

16'10 x 8'1 (5.13m x 2.46m)
Dual aspect with double glazed windows to the side and front elevations, wood effect flooring, radiator, fitted storage cupboard with Louvre fronted doors with space for a washer and dryer with shelving above.

LANDING

Staircase rising to the first floor with loft access, radiator with cover, doors off to bedrooms and bathroom.

MASTER BEDROOM

12'2 x 10'9 max (3.71m x 3.28m max)
Principal bedroom with UPVC double glazed windows to the front elevation, radiator, large recess with mirror fronted double wardrobe with sliding doors to front, additional cupboard housing the hot water cylinder, with slatted shelving. Door to the en-suite.

EN-SUITE

Comprising of a large enclosed shower cubicle with twin shower unit and sliding door to front, tiling to floor, fully tiled walls, low level WC, chrome upright ladder style radiator, wash hand basin sat in a vanity unit with cupboards, extractor fan, UPVC double glazed pattern window to the front elevation.

BEDROOM 2

18'2 x 8'2 (5.54m x 2.49m)
Of excellent proportions, being dual aspect with UPVC double glazed windows to the front and rear elevations, radiator.

BEDROOM 3

12'0 x 7'2 (3.66m x 2.18m)
UPVC double glazed window to the rear elevation, views of the garden, radiator.

BATHROOM

With a large panellend bath with a shower unit over, walls tiled in the Victorian style, low level WC with a concealed cistern, wash hand basin with a mixer tap set in a vanity unit with cupboards under, tiled chequered style flooring, ladder style radiator, extractor fan, double glazed patterned window to the rear elevation.

LANDSCAPED GARDENS

Superbly planted and established landscaped gardens, which are a particular feature of the property with a large terrace adjacent to the kitchen/family room, considered ideal for alfresco dining and entertaining with a slightly raised astro turfed area adjacent, sleeper edged borders being well stocked, the remainder of the gardens consists in brief of a second raised seating area, large lawn, establish boundaries with shrubs and protected trees, rockery and third seating area. There is also access to two timber storage sheds and a prefabricated large storage facility, double gates lead to the front aspect and off-road parking area for vehicles and/or trailer.

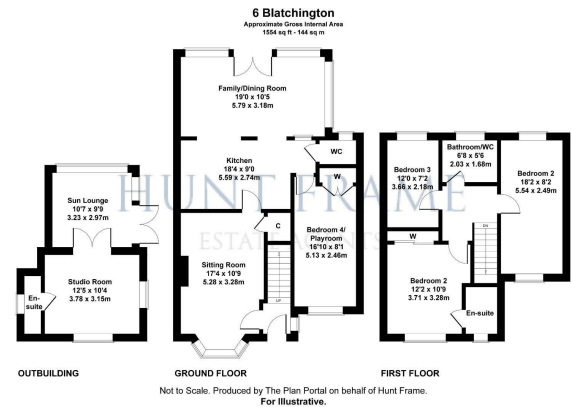
HOBBIES/PLAYROOM

Studio Room - 12'5 x 10'4 Sun Lounge - 10'7 x 9'9

Detached outbuilding with a pitched roof, power and light, access to an en-suite shower room/wc with an adjacent sun lounge and mezzanine storage facility.

PARKING

Off-road parking for three or more vehicles, double gated access to the rear gardens.



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		EU Directive 2002/91/EC	

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.