

HUNT FRAME

ESTATE AGENTS



47 Patcham Mill Road, Pevensey, BN24 5PA

Price Guide £449,950



A substantial **FOUR BEDROOMED DETACHED FAMILY HOME**, occupying a **PRIME POSITION**, within this requested residential estate. The property consists of a **SPACIOUS SITTING ROOM** with a separate **DINING ROOM**, a **KITCHEN/BREAKFAST ROOM** and **WC**. The first floor is no less impressive with a **MASTER BEDROOM** with **EN-SUITE**, **THREE FURTHER BEDROOMS** and a **FAMILY BATHROOM**. Externally the **GARDENS** have been **LANDSCAPED** and provide for excellent privacy and are larger than normal, to the front there is a **DRIVEWAY** with access to the **ATTACHED GARAGE**.

Stone Cross sits between the larger towns of Eastbourne and Hailsham and is readily accessible to both. Main trunk roads lead along the coast to Brighton and Hastings and the A22 allows access further afield to Tunbridge Wells and beyond. Amenities can be found close by and include a small supermarket, a takeaway and importantly local schools and a doctors surgery.



ENTRANCE

Canopied entrance porch with timber piers, wooden and glazed entrance door into the hallway.

HALLWAY

Radiator, under stairs storage cupboard, stairs to the first floor, UPVC double glazed window to the side aspect, doors off to the sitting room, kitchen/breakfast room, dining room and WC.

SITTING ROOM

14'0 x 11'6 plus bay (4.27m x 3.51m plus bay)

UPVC double glazed bay window to the front elevation with a matching window to the side, fireplace with tiled insert with a granite hearth and wooden ornate surround, radiator.

DINING ROOM

9'5 x 9'0 (2.87m x 2.74m)

UPVC double glazed double opening patio doors overlooking the terrace and gardens with matching windows to the side, radiator.

KITCHEN/BREAKFAST ROOM

11'9 x 9'5 (3.58m x 2.87m)

Range of floor standing and wall mounted units with complementary worktop space, one half bowl stainless steel sink unit with mixer tap and drainer, fitted electric single oven with gas hob above and extractor, tiled splashback, radiator, space for a breakfast table, UPVC double glazed window overlooking the rear gardens, archway to the utility room.

UTILITY ROOM

6'8 x 4'8 (2.03m x 1.42m)

Plumbing and space for a washing machine, under counter appliance space, inset stainless steel sink unit, wall mounted boiler, additional cupboards, wooden door giving side access to the garden.

SEPARATE WC

Comprising of a low level Wc, wash hand basin and UPVC double glazed window to the front aspect.

LANDING

Loft access, doors off to the bedrooms and family bathroom.

BEDROOM 1

12'0 x 11'9 (3.66m x 3.58m)

UPVC double glazed window to the front aspect with distant tree and South Downs views, fitted matching double wardrobes, radiator, door to the en-suite.

EN-SUITE

Fitted with an enclosed shower cubicle, low-level WC, wash hand basin set in a vanity unit, radiator, part tiling to walls, ceiling extractor, double glazed patterned window to the side aspect.

BEDROOM 2

10'9 x 9'8 (3.28m x 2.95m)

UPVC double glazed window to the rear aspect with lovely garden views, radiator, fitted double wardrobe.

BEDROOM 3

11'1 x 9'4 (3.38m x 2.84m)

Window to the rear aspect with garden views, radiator, eaves storage.

BEDROOM 4

11'2 x 6'8 (3.40m x 2.03m)

UPVC window to the front elevation with partial South Downs views, radiator.

FAMILY BATHROOM

Suite comprising of a panelled bath with low level Wc and wash hand basin, part tiling to walls, UPVC double glazed window.

GARDEN

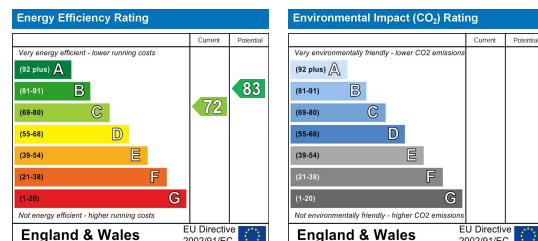
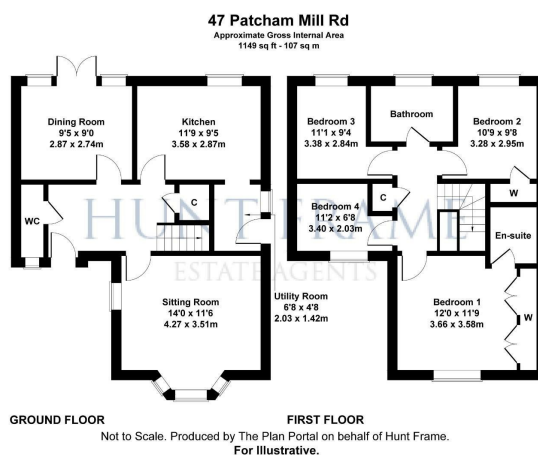
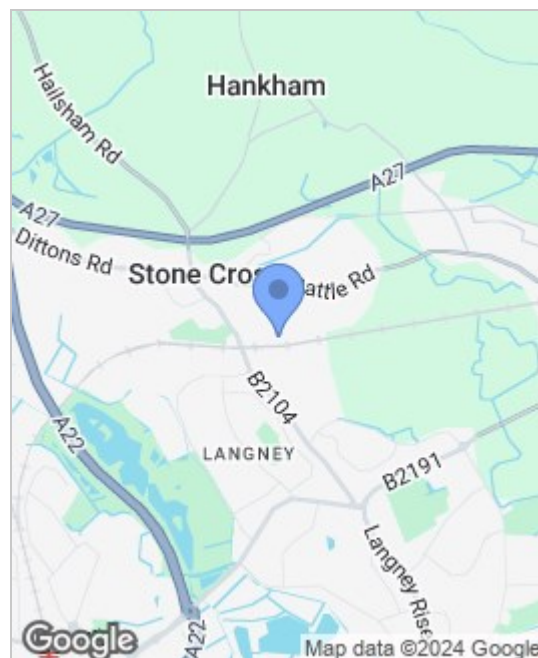
A particular feature of the property are the well-maintained gardens, having initially a large terrace with steps and retaining wall to the upper level lawn, a second seating area, fence and hedge enclosed boundaries, a second large area can be found to the side of the property with a timber storage shed, the gardens also have a timber summer house to the rear aspect.

GARAGE & PARKING

Garage with an up and over door to the front with power and light, ample parking to the front aspect.

AGENTS NOTE:

The vendors have informed us that their insurance company have settled a claim for movement, subsequent monitoring, after completion of the works, have confirmed that the part of the building affected is no longer moving.



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.