



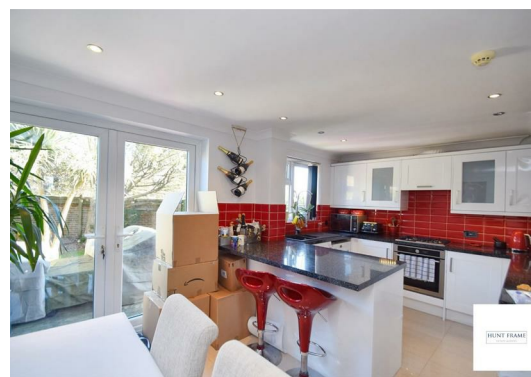
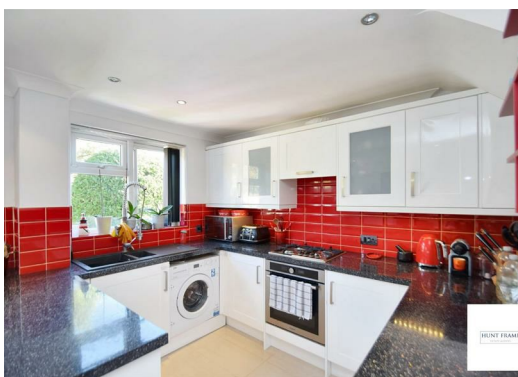
13 Orwell Close, Pevensey, BN24 5QW

Offers In Excess Of £275,000



EXCELLENT VALUE. Located in a quiet cul de sac in the popular STONE CROSS area, is this well maintained THREE BEDROOM SEMI DETACHED, CHAIN FREE family home. Occupying a good sized corner plot with a wraparound garden, with excellent outdoor space and privacy. Featuring a SITTING ROOM, CLOAKROOM and KITCHEN/BREAKFAST ROOM to the ground floor with the first floor no less impressive with THREE BEDROOMS to include a master EN-SUITE and FAMILY BATHROOM. Outside, the SPACIOUS GARDEN surrounds the property on two sides, providing seating and play areas, ideal for entertaining etc. Additional merits include a GARAGE and OFF ROAD PARKING and a EV CHARGING POINT.

Located close to local schools, shops, parks and transport links, this home offers comfort, convenience and room to grow in a sought after neighbourhood.



ENTRANCE

Double glazed UPVC door to-

LOBBY

Door to the cloakroom and glazed door to the sitting room.

CLOAKROOM

Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.

SITTING ROOM

15'9 x 13'9 (4.80m x 4.19m)
Radiator. Understairs storage. Double glazed window to the front aspect. Archway to the dining room/kitchen.

KITCHEN BREAKFAST ROOM

15'10 x 9'3 (4.83m x 2.82m)
Fitted range of floor standing and wall mounted units with Quartz worktops, inset one and a half bowl sink unit with mixer tap with extendable hose. Inset four ring gas hob with electric oven under and extractor fan over. Integrated fridge/freezer and washing machine. Breakfast bar. Part tiling to the walls and matching splashbacks. Tiled flooring with underfloor heating. Double glazed double opening patio doors to the garden.

FIRST FLOOR

Radiator. Airing cupboard. Access to the loft. Double glazed window to the side aspect, doors off to the three bedrooms and bathroom.

BEDROOM 1

9'1 x 8'10 (2.77m x 2.69m)
Radiator. Built in wardrobe. Double glazed window to the front aspect. Door to the en-suite.

EN-SUITE

Comprising of a shower cubicle, Low level WC and pedestal wash hand basin. Radiator. Towel rail. Tiled flooring.

BEDROOM 2

9'9 x 8'6 (2.97m x 2.59m)
Radiator. Double glazed window to the rear aspect.

BEDROOM 3

6'6 x 6'5 (1.98m x 1.96m)
Radiator. Double glazed window to the front aspect.

FAMILY BATHROOM

Comprising of a panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Tiled flooring. Frosted double glazed window.

REAR GARDENS

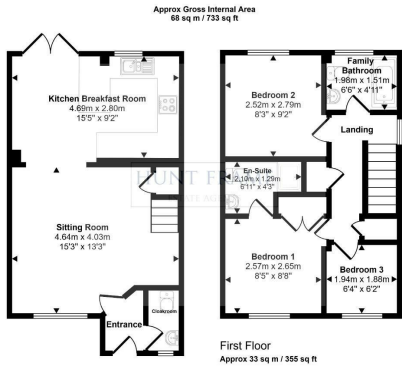
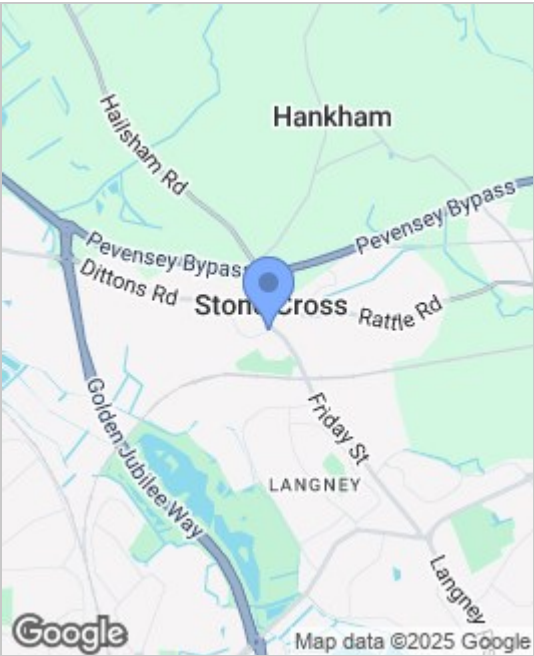
The wrap around gardens features an area of lawn to the rear aspect with a walled boundary and patio, the gardens return to the side and include a Hot tub (included) and seating area. Personal door to the garage, gated side access.

GARAGE

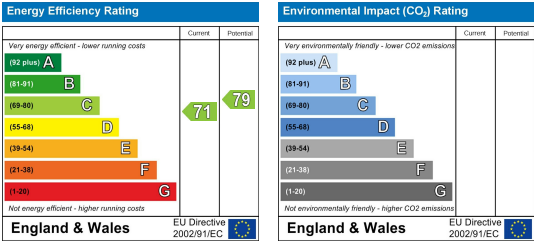
Up and over door to the front. Power and light, personal door to the garden.

OFF ROAD PARKING

Parking space to the front of the garage.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.