



A bright and spacious four bedroom detached family house with far reaching views towards The South Downs. Accommodation includes a welcoming hallway, double aspect living room, generous dining room, spacious kitchen with utility area off. Upstairs all bedrooms include built-in wardrobes. There is a modern shower room, an en-suite shower room and a ground floor WC. Outside there are gardens to three sides, driveway parking for two cars and an integral garage. Situated in a desirable cul-de-sac in popular Stone Cross, these are very sought after homes; contact SurrIDGE Mison Estate to book a viewing.

£475,000

Tenure Freehold



3 Darwell Drive, Stone Cross, Pevensey, East Sussex, BN24 5PG

 SurrIDGE Mison
ESTATES

Hallway

Double glazed door to side with opaque window side panels. Laminate flooring. Coving. Radiator.

Cloakroom WC

Tiled flooring. Radiator. Extractor fan. Wash hand basin with tiled splashback. W.C.

Living Room - 5.66m x 3.3m (18'7" x 10'10")

Double aspect room with double glazed windows to front and bay window to side. Laminate flooring. Electric fireplace. Two radiators. Coving.

Dining Room - 3.94m x 3.02m (12'11" x 9'11")

Double aspect room with double glazed bay window to side and French doors leading to rear garden. Radiator. Coving. Carpet flooring.

Kitchen - 4.32m x 2.49m (14'2" x 8'2")

Double aspect room with two double glazed windows to rear and double glazed window and door to side. Tiled flooring and partially tiled walls. Fully fitted with a range of wall and base units with plumbing and space for dishwasher and space for cooker. Marble effect work surfaces with inset stainless steel sink and drainer unit. Fitted cooker hood.

Utility Room - 2.49m x 1.47m (8'2" x 4'10")

Double glazed window to side. Tiled flooring and partially tiles walls. Fitted with a range of wall and base units with space for washing machine. Marble effect work surfaces. Personal door leading to garage.

First Floor Landing

Airing cupboard. Loft access. Radiator.

Master Bedroom - 3.89m x 3.4m (12'9" x 11'2")

Double aspect room with double glazed windows to front and side. Built in wardrobes with mirror fronted doors. Carpet flooring. Radiator. Door leading to en-suite.

En-Suite

Opaque double glazed window to side. Tiled flooring and partially tiled walls. Suite comprising of shower cubicle, wash hand basin with tiled splashback and W.C.

Bedroom Two - 3.56m x 3.07m (11'8" x 10'1")

Double aspect room with double glazed windows to front and side with views towards The South Downs. Built in wardrobes with mirror fronted doors. Carpet flooring. Radiator.

Bedroom Three - 3.63m x 3.1m (11'11" x 10'2")

Double glazed window to rear. Built in wardrobes. Carpet flooring. Radiator.

Bedroom Four - 2.84m x 2.59m (9'4" x 8'6")

Double glazed window to front. Built in wardrobes. Carpet flooring. Radiator.

Family Shower Room

Double glazed opaque window to front. Partially tiled walls and tiled flooring. Towel rail. Shaver point. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin within vanity unit and W.C.

Outside

Front & Side Gardens

Laid to lawn with pathway.

Rear Garden

Mainly laid to lawn with decking area with pergola over. Shed. Raised vegetable beds. Gated side access with wall & fencing surround.

Driveway

Driveway for two cars. Garage access.

Garage - 5.21m x 2.59m (17'1" x 8'6")

Up & over door. Personal door from utility room. Power & light. Vaillant gas boiler.

Council Tax Band E with Wealden District Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



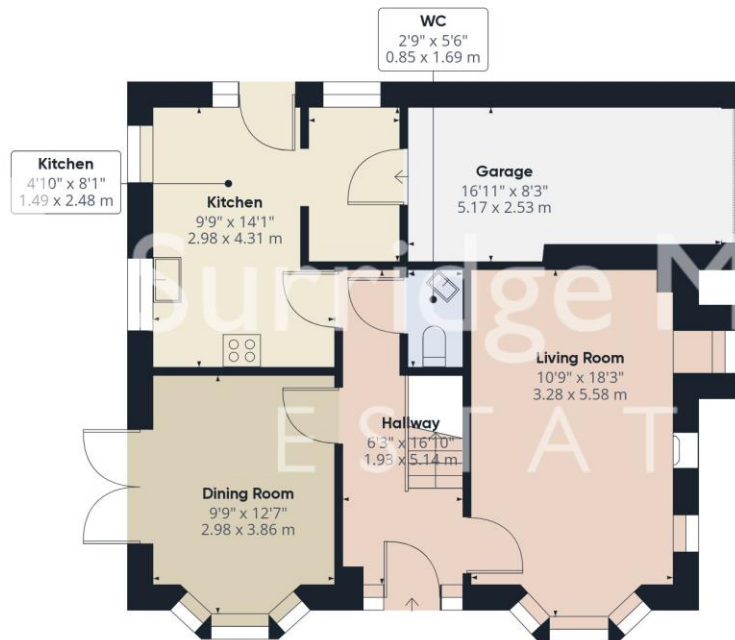
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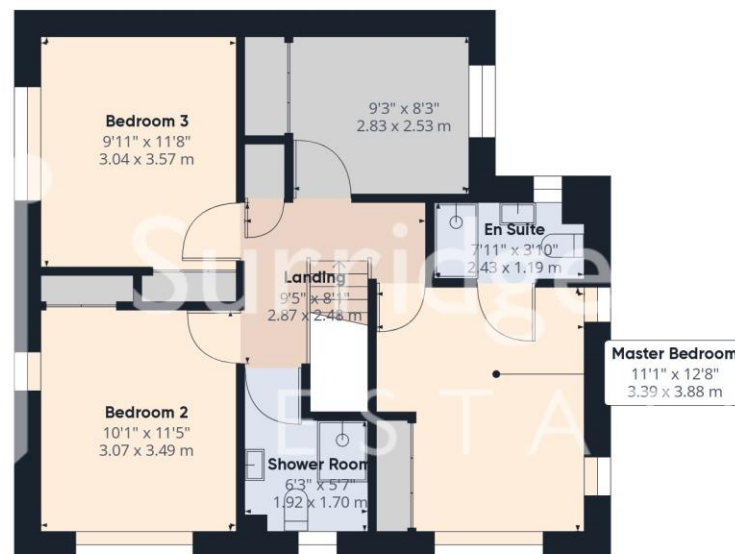
www.surridgemison.com

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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area¹⁾

1369.73 ft²
127.25 m²

Reduced headroom

0.21 ft²
0.02 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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