



An extremely well-appointed detached family home with a feeling of light and space throughout. This home is located in a quiet tucked away cul-de-sac position in sought after Stone Cross, within close proximity to the excellent local amenities. The home is extremely well presented and has been lovingly updated throughout and has many features which will make it an ideal family home. As you step into the home you are greeted with a bright entrance hall, with access to the garage. To the left there is a glazed door leading to the bay fronted lounge with plenty of natural light, which in turn leads to the lovely open plan kitchen and dining room with French doors onto the sunny South facing rear garden. The kitchen is fully fitted with a range of white gloss wall and base units and the breakfast bar allows a natural sociable separation from the working area. Downstairs also has a separate study formed from part of the original garage, garage storage remains plus a modern cloakroom. The large landing allows for access to the loft. All of the bedrooms are doubles in size with built in wardrobes in three rooms, and one having a modern refitted en-suite shower room. There is also a modern family bathroom. The mature sunny South facing rear garden is private and has access from both sides, with a large paved patio area, and lawn. It is surrounded by fencing, mature shrubs and trees and is not overlooked. It also allows for far reaching views towards The South Downs National Park. The front of the home has a driveway providing ample off road parking. Stone Cross is an ever more popular part of our area with excellent amenities to include Doctors surgery, Dentist, small local and national shops and the well subscribed Stone Cross pre-school going all the way through to primary level. These amenities are all within easy reach and would be described as within walking distance from the property together with the local pub offering outside seating and full food menu, and St Luke's Church with activities taking place in the Church hall on a regular basis.

**Guide Price £500,000-£525,000**

**Tenure Freehold | Council Tax Band- E**



10 Darwell Drive, Stone Cross, Pevensey, BN24 5PG

**Entrance Hall-** Door to front with opaque double glazed window. Oak flooring. Radiator. Dado rail. Inset spotlights. Personal door to garage. Stairs leading to first floor.

**Study (Previously Integral Garage) -** 3.38m x 2.51m (11'1" x 8'3")- Power & light.

**Cloakroom-** Double glazed opaque window to side. Oak flooring and partially tiled walls. Radiator. Wash hand basin and W.C.

**Lounge -** 4.6m x 3.61m (15'1" x 11'10")- Double glazed bay window to front. Oak flooring. Radiator. Telephone point. TV point.

**Kitchen/Diner -** 7.65m x 2.92m (25'1" x 9'7")- Double aspect room with double glazed window to rear, French doors leading to rear garden and double glazed door to side. Radiator. Inset spotlights. Coved ceiling. Tiled flooring and partially tiled walls. Fully fitted with a range of modern white wall and base units with integral dishwasher, electric oven, space and plumbing for washing machine and fridge/freezer. Work surfaces with inset 4 burner AEG induction hob with fitted cooker hood over and stainless steel sink and drainer unit. Breakfast bar.

**First Floor Landing-** Cupboard. Loft access. Carpet flooring. Dado rail.

**Bedroom One -** 4.01m x 3.78m (13'2" x 12'5")- Double glazed window to front. Built in wardrobes with mirrored doors. Carpet flooring. Radiator. Dado rail. Door leading to en-suite.

**En-Suite-** Double glazed opaque window to side. Inset spotlights. Chrome towel rail. Tiled flooring and fully tiled walls. Modern suite comprising of deep shower cubicle with rainhead, wash hand basin set within vanity unit and W.C.

**Bedroom Two -** 4.11m x 3.33m (13'6" x 10'11")- Double glazed window to front. Built in wardrobes with mirrored doors. Carpet flooring. Radiator.

**Bedroom Three -** 3.76m x 2.84m (12'4" x 9'4")- Double glazed window to rear. Carpet flooring. Radiator.

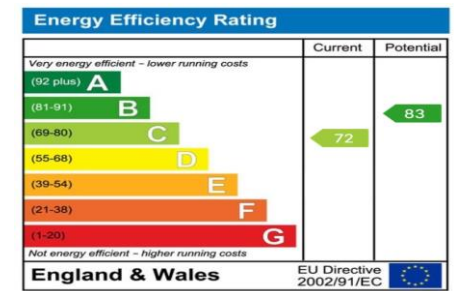
**Bedroom Four -** 3.25m x 2.57m (10'8" x 8'5")- Double glazed window to rear. Built in wardrobes with mirrored doors. Carpet flooring. Radiator.

**Bathroom-** Double glazed opaque window to rear. Inset spotlights. Chrome heated towel rail. Extractor fan. Tiled flooring and fully tiled walls. Modern suite comprising of bath with mixer taps and shower over, wash hand basin and W.C.

**Driveway-** Off Road parking for two vehicles.

**Remaining Garage-** Up & over door. Power & light.

**South Facing Rear Garden-** Far reaching views towards The South Downs National Park. Mainly laid to lawn with sandstone large patio area. Shed. Fencing surrounds with mature trees and shrubs. Gated side access.



### 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.



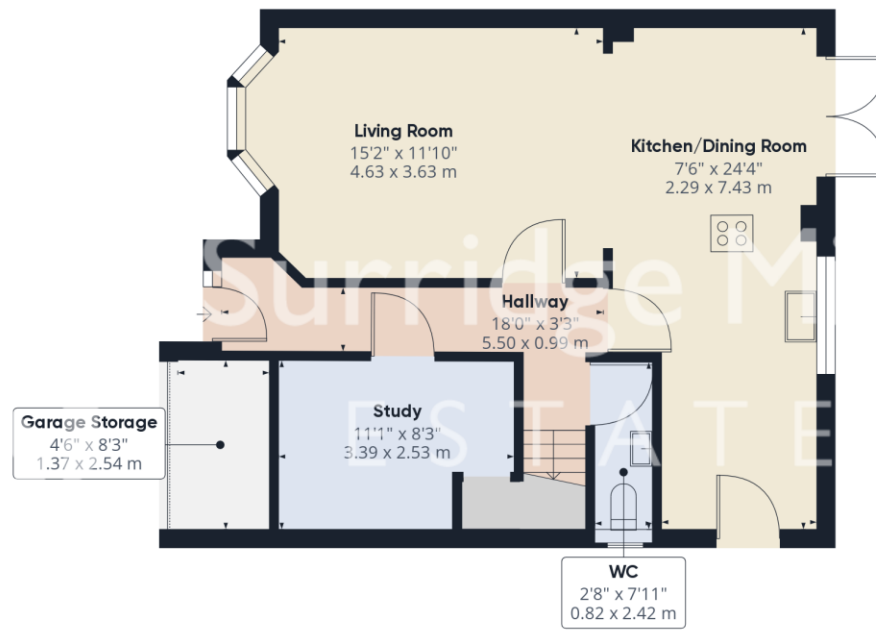
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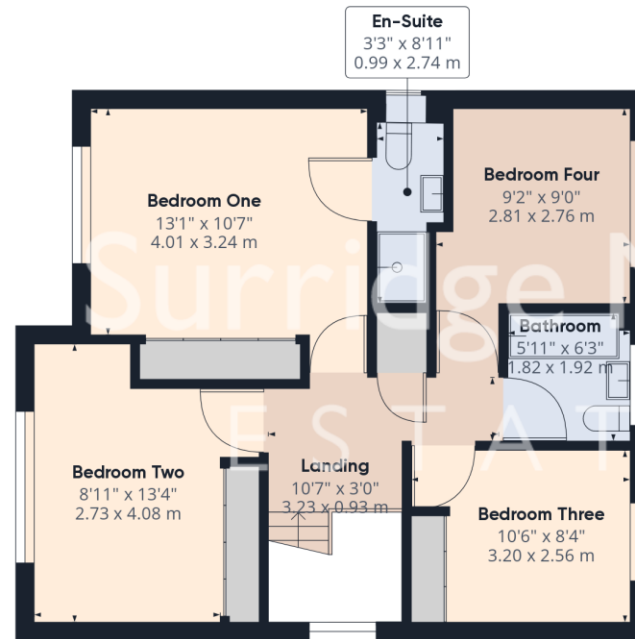
66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0

Approximate total area<sup>(1)</sup>  
1272.97 ft<sup>2</sup>  
118.26 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

