



Entertaining space in abundance! Both inside and outside this wonderful chalet bungalow will accommodate all of your needs when it comes to enjoying living and entertaining. A home that has been vastly improved by the current owners and has made the most of the sunny South aspect by bringing the living and eating areas to the back of the property and allowing the seclusion of the garden to provide an incredible space to enjoy with family and friends. The property is detached and set in the heart of Stone Cross which 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. One of the features of this property is the flexible accommodation that a well thought out chalet bungalow provides. There is the use of two double bedrooms on the ground floor along with a luxury bath and shower room, whilst upstairs are a further two double bedrooms and modern bathroom. The ground floor could offer a further bedroom if required however really lends itself to a study or hobby room. This allows equally for a growing family and anyone that requires primarily ground floor bedroom accommodation. All updates in the home has been completed to an exceptional standard with modern fittings throughout and all leading to providing an extremely comfortable and well presented home. The remaining accommodation of offer comprises of the spacious hallway with Karndean flooring and staircase rising to the first floor. The triple aspect living room opens onto the raised deck and measures an impressive 22ft in length. The refitted and modern kitchen/dining room runs along the rear of the property again opening onto the raised deck and finished with a high quality cream gloss units and granite work surfaces, again with Karndean flooring. There is a walk in larder in the kitchen and to the side of the property a cleverly created utility room and garden accessible W.C. The South facing rear garden has the raised deck with power and steps leading down to a wide expanse of laid to lawn and mature shrubs and trees protect the garden and create a secluded private space. The front of the property has a driveway allowing for ample off road parking with a further lawned area and mature shrubs.

£650,000

Tenure Freehold | Council Tax Band- E



Linley, Rattle Road, Stone Cross, Pevensey, BN24 5EB



Entrance Hall- UPVc door to front. Karndean flooring. Glazed door to kitchen. Radiator. Stairs leading to first floor with with deep built in storage cupboard.

Kitchen/Dining/Family Room - 6.73m x 3.51m (22'1" x 11'6")- Double aspect room with double glazed windows to rear and side, French doors leading to the garden and half glazed door to side. Karndean flooring and partially tiled walls. Walk in larder cupboard. Bespoke seating area, inset spotlights and TV point. Tall designer radiator. Fully fitted with a range of modern shaker style units with integral drinks fridge and double electric oven. Mistral-Koronia work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit with mixer tap and 5 burner gas hob.

Lounge - 6.68m x 4.22m (21'11" x 13'10")- Triple aspect room with double glazed window to rear, three double glazed windows to side and French doors leading to decked terrace. Two radiators. Carpeted with coved ceiling. TV point. Bespoke media wall with long solid wood display shelf which has a range of storage cupboards under also incorporating concealed cabling for a wall mounted TV.

Utility Room - 6.98m x 2.01m (22'11" x 6'7")- Double glazed door to the rear garden and timber door to front. Fitted with a range of white base units with space and plumbing for washing machine, fridge/freezer, tumble dryer and dishwasher. Work surfaces with inset stainless steel sink and drainer unit.

W.C.- Low level W.C.

Bedroom One - 5.16m x 3.33m (16'11" x 10'11")- Double aspect room with double glazed windows to front and side. Radiator. TV point.

Bathroom- Extra wide opening suitable for wheelchair access. Double glazed opaque window to side. Fully tiled walls and vinyl flooring. Inset LED ceiling lights. Chrome heated towel rail. Extractor fan and shaver point. Luxury suite comprising of bath with mixer taps and handheld shower attachment, walk in shower with rainfall shower head and wall mounted controls, wash hand basin set within vanity unit and W.C with concealed cistern.

Bedroom Four - 4.22m x 3.15m (13'10" x 10'4")- Double glazed window to front. Radiator. TV point.

Bedroom Five/Study - 3.18m x 2.84m (10'5" x 9'4")- Double glazed window to front. Karndean flooring. Radiator. Telephone point.

First Floor Landing- Double glazed window to front. Carpeted.

Bedroom Two - 4.34m x 4.29m (14'3" x 14'1")- Double glazed window to rear with far reaching panoramic views over Eastbourne and towards the South Downs. Radiator. Two built-in eaves storage cupboards. TV point.

Bedroom Three - 4.32m x 3.71m (14'2" x 12'2")- Double glazed window to rear with far reaching panoramic views over Eastbourne and towards the South Downs. Built-in wardrobe. Radiator. Two built-in eaves storage cupboards.

Bathroom- Opaque double glazed window to rear. Tiled flooring and partially tiled walls. Underfloor heating. Inset ceiling LED lights. Chrome heated towel rail. Extractor fan. Shaver point. Luxury suite comprising of spa bath with mixer taps and inset lighting, with shower over and fitted glazed screen, wash hand basin and W.C.

Front Garden- Laid mainly to lawn with flower and shrub borders. Paved pathway. Outside light. Outside water tap. Walled boundaries.

Driveway- Large paved and shingle driveway provides ample parking.

Garage - 5.41m x 3m (17'9" x 9'10")- Up and over door. Window to the rear. Power and light. Wall mounted Glow-worm boiler.

South Facing Rear Garden- Mainly laid to lawn with flower and shrub borders and mature trees. Large timber decked sun terrace with balustrade work. Feature bespoke custom made bar area with outside lighting. Bespoke insulated log cabin with power and light, a window and a front veranda. Paved pathway. Outside lights including remote controlled festoon lighting down the pathway which leads to the cabin. Outside power points. Outside water tap. Hedged and fenced boundaries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92-plus) A		
(81-91) B		82
(69-80) C	71	
(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

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.gov.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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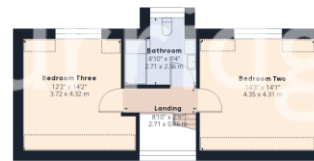
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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

2004.66 ft²

186.24 m²

Reduced headroom

74.89 ft²

6.96 m²

(1) 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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