



A highly desirable three/four bedroom detached house situated in a favourable part of Stone Cross, Pevensey. This wonderful home features three double first floor bedrooms along with en-suite shower room, family bathroom and a galleried landing. The ground floor comprises modern fitted kitchen, hallway, ground floor WC, twin aspect lounge/diner with French doors onto the garden and a ground floor bedroom/study. Outside there is off road parking for two cars, garage store room and a pretty landscaped garden. The property comes highly recommend by the vendor's sole agent.

**Price £420,000**  
**Tenure Freehold**



3 Lambourn Avenue, Stone Cross, Pevensey, East Sussex, BN24 5PQ



### Entrance Hall

Double glazed door to front. Laminate flooring. Radiator. Coving. Personal door to garage. Stairs leading to first floor.

### Cloakroom WC

Chrome towel rail. Extractor fan. Wash hand basin set within vanity unit with tiled splashback and W.C.

### Kitchen/Breakfast Room - 5.49m x 2.41m (18'0" x 7'11")

Double aspect room with double glazed bay window to front and double glazed door to side. Partially tiled walls and vinyl flooring. Radiator. Inset spotlights. Fully fitted with a range of light grey shaker style wall and base units housing integral dishwasher with space and plumbing for washing machine and fridge/freezer. Concealed Potterton boiler. Built in eye level double electric oven. Light work surfaces with inset 4 burner electric hob with fitted extractor hood and inset stainless steel 1 and 1/2 bowl sink and drainer unit.

### Bedroom Four/Study - 2.97m EXCLUDES WARDROBE DEPTH x 2.44m (9'9" x 8'0")

Double glazed window to side. Carpet flooring. Built in wardrobe and cupboard. Electric radiator. Consumer unit.

### Lounge/Diner - 6.12m x 3.71m MAX INTO BAY (20'1" x 12'2")

French doors and double glazed window to rear. Electric fireplace with tiled surround. Laminate flooring. Radiator. Coving.

### First Floor Landing

Feature double glazed window to side. Airing cupboard. Radiator. Loft access being part boarded with light and fitted ladder.

### Master Bedroom - 3.66m x 3.25m (12'0" x 10'8")

Double glazed window to rear. Built in wardrobes. Radiator. Coving. Door leading to en-suite.

### En-Suite Shower Room

Double glazed opaque window to rear. Partially tiled walls and tiled flooring. Chrome towel rail. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin and W.C.

### Bedroom Two - 3.48m x 3.38m (11'5" x 11'1")

Two double glazed windows to front. Built in wardrobes. Coving. Radiator.

### Bedroom Three - 2.64m x 2.59m (8'8" x 8'6")

Double glazed window to front. Coving. Radiator.

### Family Bathroom

Double glazed opaque window to rear. Partially tiled walls and tiled flooring. Inset spotlights. Towel rail. Radiator. Modern suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

### Driveway

Driveway providing ample off road parking. Gated side access to two sides.

### Store Room

Up & over door. Power and light.

### Rear Garden

Mainly laid to lawn with patio area and sun deck. Shed. Fencing surround with mature shrubs and flower beds.

**Council Tax** Band D with Wealden District Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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.



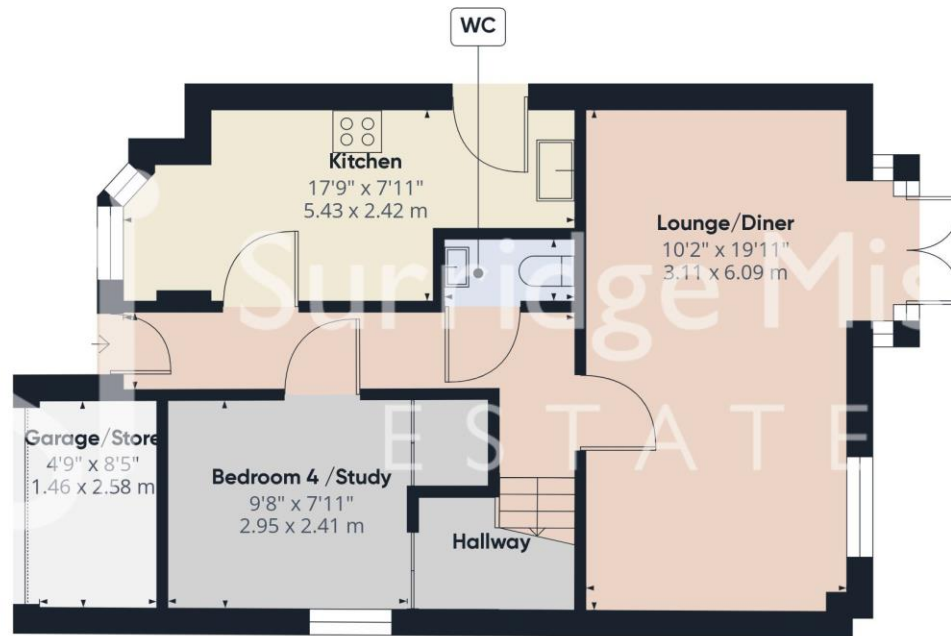
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[info@surridgemison.com](mailto:info@surridgemison.com)

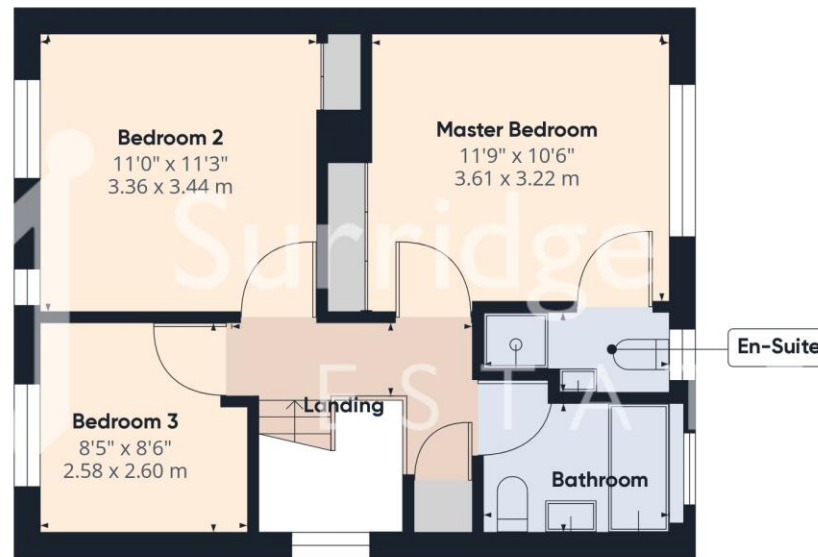
[www.surridgemison.com](http://www.surridgemison.com)

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1011.48 ft<sup>2</sup>  
93.97 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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