



**1 Cherwell Close, Stone Cross, Pevensey, East Sussex, BN24 5PL**  
Price £490,000

**Surridge Mison**  
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 Surridge Mison

If you are looking for a spacious and updated 4 bedroom detached home with garage in sought after Stone Cross, Pevensey, this could be the one for you. Measuring 1290sqft, this home has been maintained and improved by the current owners to provide a modern and well presented family home with design features to include refitted bathrooms and modernised and refitted kitchen/dining space. Further benefits include double glazing, new boiler that was fitted last year and thermostat radiators linked to Nest, landscaped rear garden and integral garage currently being used as a further internal room, whilst easily being able to be returned to garage if required.

The accommodation on offer comprises of, entrance hallway with recently fitted casement door, modern laminated flooring and downstairs W.C, as well as a personal door leading to the partially converted garage. The lounge is at the front of the property and has a lovely double aspect bay design allowing for natural light to flood the room. There are glazed paneled doors leading to the kitchen/dining room, which runs across the back of the property. The dining area has recently updated UPVC French doors which lead onto the rear garden, and there is plenty of room for seating and entertaining. The kitchen is a modern design with a breakfast bar area as well as integral appliances and space for further appliances and replacement UPVC door to side access.

Upstairs, there are four double bedrooms, three with built in mirror fronted wardrobes. The main bedroom is double aspect and further boats a refitted modern shower room. The family bathroom has also been refitted in the same design as the en-suite to give the feel of continuity and luxury finish.

Outside, the rear garden is a sunny, low maintenance retreat with decked areas and pretty outdoor lighting, along with gated side access. To the front there is a further garden area along with 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.

In all viewing is essential to be able to fully appreciate this home.



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**Entrance Hall** - 5.54m x 1.02m (18'2" x 3'4")- Casement door to front. Laminate flooring. Radiator. Dado rail. Coved ceiling. Personal door to garage. Stairs leading to first floor.

**Partially Converted Garage** - 4.65m x 2.46m (15'3" x 8'1")- Up and over door to front. Power & light. Personal door in entrance hall. Floating floor with underfloor heating. Inset spotlights. Coved ceiling. Built in cupboard.

**Cloakroom** - 2.57m x 0.89m (8'5" x 2'11")- Double glazed opaque window to side. Laminate flooring. Chrome towel rail. Wash hand basin with tiled splashback and W.C.

**Lounge** - 4.65m x 3.61m (15'3" x 11'10")- Double aspect room with double glazed bay windows to front and side. Glazed panelled doors from entrance hall and kitchen. Carpeted. Coved ceiling. Radiator.

**Kitchen/Dining Room** - 7.47m x 3m (24'6" x 9'10")- Double aspect room with double glazed window to rear and recently updated UPVC French doors leading to rear garden, and UPVC double glazed opaque door to side. Laminate flooring and partially tiled walls. Chrome towel rail. Inset spotlights. Coved ceiling. Wall mounted newly fitted boiler. Fully fitted with a range of wall and base units housing integral dishwasher and double eye level electric oven. Space and plumbing for washing machine and space for large American style fridge/freezer. Work surfaces with inset 4 gas burner hob with fitted stainless steel cooker hood and inset stainless-steel 1 and 1/2 bowl sink and drainer unit with contemporary mixer tap.

**First Floor Landing** - 3.28m x 2.06m (10'9" x 6'9")- Double glazed window to side. Airing cupboard. Loft access, which is fully boarded with light and fitted ladder. Carpeted. Dado rail.

**Bedroom One** - 3.99m x 3.25m (13'1" x 10'8")- Double aspect room with double glazed windows to front & side. Built in wardrobes with mirror fronted doors. Radiator. Carpeted. Door leading to en-suite.

**En-Suite Shower Room** - 2.46m x 1.02m (8'1" x 3'4")- Double glazed opaque window to side. Tiled flooring. Heated towel rail. Inset spotlights. Extractor fan. Modern suite comprising of shower cubicle with rainfall shower head and tiled enclosure, wash hand basin set within vanity unit with tiled splashback and W.C with concealed cistern.

**Bedroom Two** - 4.11m x 2.77m (13'6" x 9'1")- Double glazed window to front. Built-in wardrobes with mirror fronted doors. Radiator. TV point. Telephone point.

**Bedroom Three** - 2.77m x 2.84m (9'1" x 9'4")- Double glazed window to rear. Radiator. Carpeted. TV point.

**Bedroom Four** - 2.72m x 2.57m (8'11" x 8'5")- Double glazed window to rear. Built in wardrobes with mirror fronted doors. Radiator. Carpeted.

**Bathroom** - 1.88m x 1.7m (6'2" x 5'7")- Double glazed opaque window to rear. Tiled flooring and partially tiled walls. Heated chrome towel rail. Shaver point. Extractor fan. Inset spotlights. Modern suite comprising of bath with mixer tap and handheld shower attachment and rainfall shower head over with fitted glazed screen, wash hand basin with vanity unit and W.C with concealed cistern.

**Rear Garden**- Decked lower level with further raised decked seating area. Mature trees & shrubs. Pebbled areas. Outside lights. Gated to side.

**Driveway & Front Garden**- Driveway providing ample off road parking. Flower beds and borders.



## 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>



## Surridge Mison Estates

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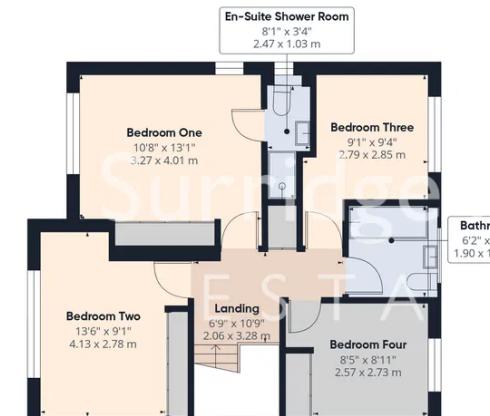
Web [www.surridgemison.com](http://www.surridgemison.com)

**Company Registration Number** 14506438

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.



Floor 0



Floor 1

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

1290 ft<sup>2</sup>

119.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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