



7 Patcham Mill Road
Stone Cross, Pevensey, BN24 5PA

£290,000



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Phil Hall Estate Agents welcomes to the market this well-presented property nestled in the desirable and family-friendly area of Stone Cross. This charming two-bedroom semi-detached house on Patcham Mill Road presents a fantastic opportunity for first-time buyers, small families, or those looking to downsize without compromising on space or location. Immaculately maintained throughout, this home combines modern living with a welcoming sense of comfort and practicality—set within close proximity to Eastbourne town centre and a wealth of local amenities.

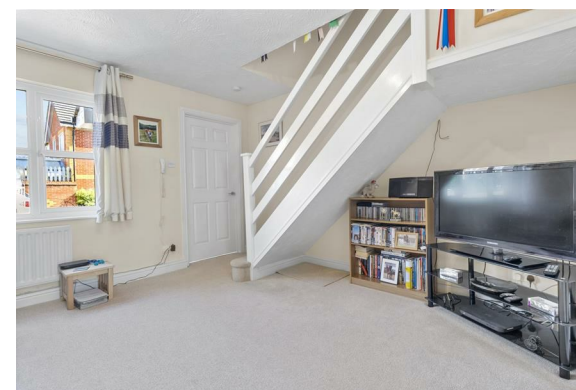
Upon arrival is a smart entrance porch which offers the perfect transition space—ideal for storing coats, shoes, and everyday essentials.

Step into the bright and inviting living room, where soft neutral tones and well-planned lighting create a warm, homely atmosphere. The staircase to the first floor is discreetly positioned, making excellent use of the layout and enhancing the room's open feel. Adjacent is a separate dining room, ideal for entertaining or enjoying family meals. This space enjoys direct access to the rear garden, allowing a seamless indoor-outdoor lifestyle, particularly in the warmer months.

The modern kitchen is both stylish and practical, featuring a range of matching wall-mounted and base units with attractive work surfaces. Fully fitted with a built-in oven, a four-ring gas hob with extractor fan above, and space for a washing machine and fridge freezer, the kitchen has been thoughtfully designed to meet everyday cooking and storage needs.

Upstairs, the property continues to impress with two generously sized bedrooms. The principal bedroom benefits from built-in wardrobes and a handy overstairs storage cupboard, ensuring ample space for clothing, linens, and more. The second bedroom, also well-sized, offers flexibility as a child's room, guest room, or even a home office.

The family bathroom features a white three-piece suite including a panel-enclosed bath, wash hand basin, and wc.





LOCATION, LOCATION, LOCATION

Located in a sought-after residential area, Patcham Mill Road offers the best of both convenience and tranquillity. With excellent local schools, a variety of shops, and reliable bus routes all within walking distance, the property caters perfectly to modern day-to-day needs. Eastbourne's vibrant town centre, with its seafront, shopping centres, and train station, is only a short drive away, offering excellent connectivity and leisure options.

Entrance Porch

4'09 x 3'11 (1.45m x 1.19m)

Living Room

13'06 x 12'09 (4.11m x 3.89m)

Dining Room

8'10 x 7'02 (2.69m x 2.18m)

Kitchen

8'10 x 6'01 (2.69m x 1.85m)

First Floor Landing

Bedroom One

11'11 x 10'00 (3.63m x 3.05m)

Bedroom Two

9'10 x 6'10 (3.00m x 2.08m)

Bathroom

6'03 x 6'01 (1.91m x 1.85m)

Outside

To the front of the property, the garden is smartly laid to low-maintenance decorative stone, offering a clean and tidy appearance. A hedge border runs along one side, adjoining the home, providing a touch of greenery and natural screening that softens the frontage and adds curb appeal. This practical space pairs perfectly with the private driveway, which offers off-road parking for two vehicles and extends along the side of the property for added convenience and potential storage.

At the rear, the property boasts a generously sized and fully enclosed garden, notably larger than average for the area, making it a true standout feature. A paved patio sits directly adjacent to the rear of the house—perfect for garden furniture, outdoor dining, or simply relaxing in the sun. Beyond the patio, the garden opens up to a spacious lawned area, ideal for families with children or pets, and for keen gardeners looking for room to grow.

The garden is framed with a combination of fencing and mature hedged borders, offering a high degree of privacy and a pleasant outlook, with established planting adding year-round interest. A side gate allows convenient access between the garden and driveway, making it easy to maintain the outdoor space or bring garden tools and bikes through without going through the house.



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

