



**Lambourn Avenue, Stone Cross Pevensey BN24 5PQ**

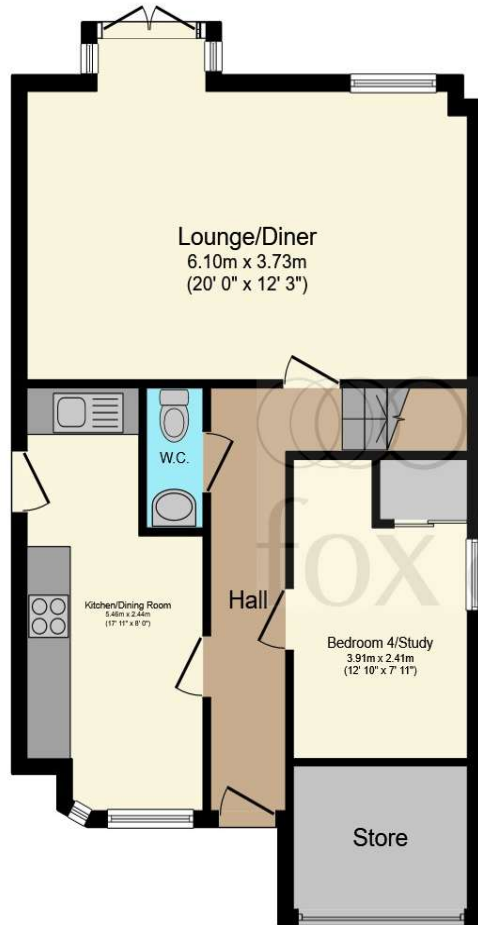


**welcome to**

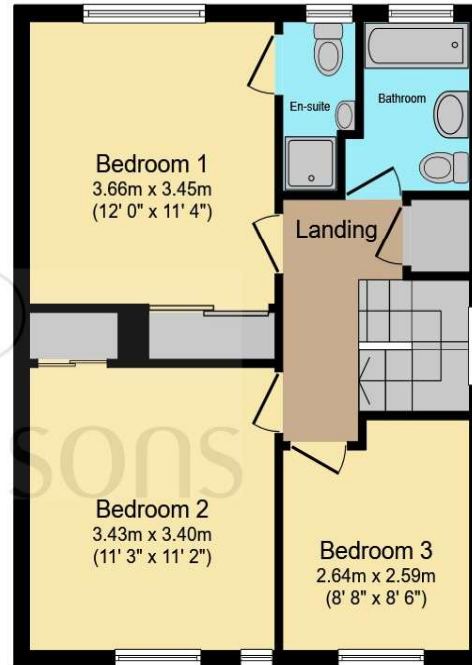
**Lambourn Avenue, Stone Cross Pevensey**

Fox and Sons bring to market this - Detached family home, three/four bedrooms in a quiet CUL-DE-SAC Location - Landscaped garden, and drive.





**Ground Floor**



**First Floor**

Total floor area 109.7 m<sup>2</sup> (1,181 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Entrance Hall**

**Kitchen**

17' 11" x 8' ( 5.46m x 2.44m )

**Lounge**

20' x 12' 3" ( 6.10m x 3.73m )

**Downstairs W/C**

**Store**

**Bedroom Four/Study**

12' 10" x 7' 11" ( 3.91m x 2.41m )

**Stairs To First Floor Landing**

**Bedroom One**

12' x 11' 4" ( 3.66m x 3.45m )

**En-Suite**

**Bedroom Two**

11' 3" x 11' 2" ( 3.43m x 3.40m )

**Bedroom Three**

8' 8" x 8' 6" ( 2.64m x 2.59m )

**Bathroom**

**Rear Garden**

**Driveway**

**welcome to**

## **Lambourn Avenue, Stone Cross Pevensey**

- Detached House in Sought-After Stone Cross
- Three/Four Bedrooms
- En-Suite to Main Bedroom
- Modern Kitchen/Breakfast Room
- Spacious Lounge/Diner with Garden Access

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£399,950**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111310](https://fox-and-sons.co.uk/Property/LGL111310)



Property Ref:  
LGL111310 - 0006

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