

**Valuers, Land & Estate Agents**

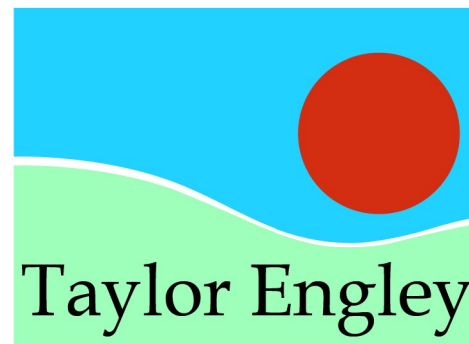
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**4 Lessing Lane, Stone Cross, Pevensey, East Sussex, BN24 5FJ**

**Guide Price £565,000 Freehold**

An excellent opportunity arises to acquire this **SPACIOUS FIVE BEDROOMED DETACHED HOME** forming part of the popular Taylor Wimpey development located at Stone Cross. The property is considered to provide ideal family accommodation which is arranged over three floors and benefits from gas fired central heating and double glazed windows. Features include a spacious 26'5 kitchen/dining room, sitting room, study, utility room/cloakroom, principal bedroom with dressing room and en-suite, four further bedrooms, family bathroom and a separate shower room. Outside there are gardens to front and rear, a spacious double garage with driveway parking to front.



**Local schools can be found within the Stone Cross and Langney area and local shops are also available within the Stone Cross area. The Langney Shopping Centre is approximately one and a half miles distant whilst Eastbourne's town centre is approximately five and a half miles distant offering a comprehensive range of shopping facilities and mainline railway station.**

**\* SPACIOUS FIVE BEDROOMED DETACHED HOME \* CONSIDERED TO PROVIDE IDEAL FAMILY ACCOMMODATION \* SITTING ROOM \* STUDY \* 26'5 KITCHEN/DINING ROOM \* UTILITY ROOM/CLOAKROOM \* PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE \* FOUR FURTHER BEDROOMS \* FAMILY BATHROOM \* SEPARATE SHOWER ROOM \* SPACIOUS DOUBLE GARAGE WITH DRIVEWAY PARKING TO FRONT \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* REMAINDER OF NHBC \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator, cupboard housing consumer unit and electric meter, understairs storage cupboard.

### Sitting Room

15'1 x 11'10 (4.60m x 3.61m)  
Radiator, outlook to front.

### Study

8'2 x 7'8 (2.49m x 2.34m)  
Radiator, outlook to front.

### Kitchen/Dining Room

26'5 max x 10'5 max (8.05m max x 3.18m max)  
(10'5 max reducing to 9'2 in dining area)  
Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, range of wall mounted cupboards, Zanussi eye level electric oven with a cupboard above and below, four burner gas hob with extractor fan over, Zanussi fridge/freezer, Zanussi dishwasher, cupboard housing Ideal logic gas fired boiler, central heating programmer, tiled floor, downlighters, two radiators, outlook to rear, double doors opening to rear garden.

### Utility Room/Cloakroom

Single drainer stainless steel sink unit set into work surface with base unit below, space and plumbing for washing machine, low level wc, radiator, tiled floor.

Stairs rising from entrance hall to:

### First Floor Landing

Radiator, airing cupboard housing cylinder with shelf over, window to front.

### Bedroom 1

11'9 x 10'10 max (3.58m x 3.30m max)  
(11'9 extending to 18'3 max into deep recess x 10'10 max)  
Radiator, outlook to front.

### Dressing Room Area

6'9 x 6' (2.06m x 1.83m)

### En-Suite Shower Room

Spacious tiled shower cubicle, wall mounted wash hand basin with tiled splash back, low level wc, tiled floor, chrome effect heated towel rail, radiator, downlighters, window to rear.

### Bedroom 4

11'5 max x 9'8 max (3.48m max x 2.95m max)  
Radiator, outlook to rear.

### Bedroom 5

13'1 max into recess x 7'11 max (3.99m max into recess x 2.41m max)  
Radiator, outlook to front.

## Family Bathroom

Bath with mixer tap and shower attachment, tiled surround, wash hand basin with tiled splash back, low level wc, chrome effect heated towel rail, downlighters, window to rear.

Stairs rising to:

## Second Floor Landing

### Bedroom 2

17'8 max x 11'11 max (5.38m max x 3.63m max)  
(17'8 max into window recess x 11'11 max)  
Radiator, window to front, Velux window to rear.

### Bedroom 3

17'8 max x 10'10 max (5.38m max x 3.30m max)  
(17'8 max into window recess x 10'10 max)  
Radiator, window to front, Velux window to rear.

### Shower Room

Tiled shower cubicle, wash hand basin, low level wc, chrome effect heated towel rail, tiled floor, window to rear.

## Outside

### Double Garage

20'4 max x 19'11 max (6.20m max x 6.07m max)  
(20'4 max in depth x 19'11 max in width)  
Maximum measurements given including depth of internal pillars and fittings. Having pitched roof, light and power, electrically operated door to front, personal door to rear garden.

### Rear Garden

Having patio area to immediate rear and a variety of mature trees and shrubs, outside tap, outside power point, outside light, gate to side opening to driveway parking to front of garage.

## NB

Service Charge Apportionment for 01/01/2024 to 31/12/2024 is £385.53

## COUNCIL TAX BAND:

Council Tax Band - 'F' Wealden District Council - currently £3,397.01 until March 2024.

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING ARRANGEMENTS:

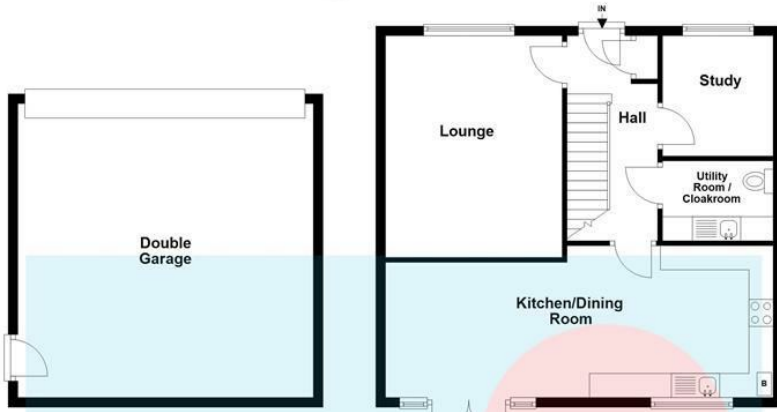
All appointments are to be made through TAYLOR ENGLELY.



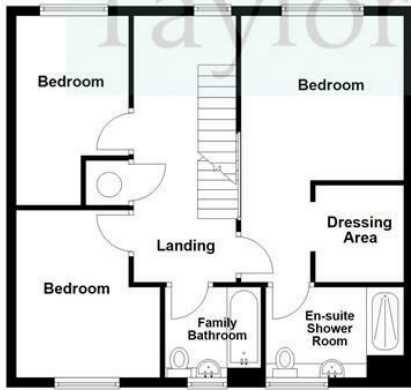




**Ground Floor**  
Main area: approx. 60.2 sq. metres (648.1 sq. feet)  
Plus garages, approx. 37.3 sq. metres (401.4 sq. feet)



**First Floor**  
Approx. 60.2 sq. metres (648.1 sq. feet)

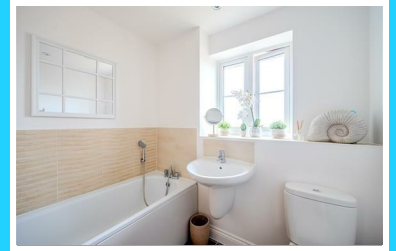


**Second Floor**  
Approx. 41.5 sq. metres (446.5 sq. feet)



Main area: Approx. 161.9 sq. metres (1742.7 sq. feet)  
Plus garages, approx. 37.3 sq. metres (401.4 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	81	
(69-80)	C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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