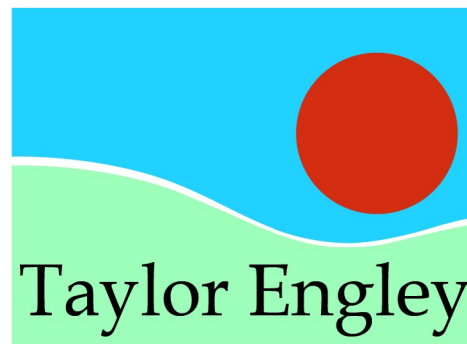


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**14 Banner Way, Stone Cross, Pevensey, East Sussex, BN24 5FE**  
**Guide Price £475,000 Freehold**

Taylor Engley are delighted to offer to the market this well presented **FOUR BEDROOMED DETACHED HOME** located on the favoured Foxes Hollow development at Stone Cross. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include two separate reception rooms, fitted kitchen and utility room, principal bedroom with en-suite, family bathroom, driveway parking, garage and gardens.



**Foxes Hollow is located in the popular Stone Cross area. The area is served by bus services and local shops can be found at the Langney Shopping centre, which is approximately one and three quarters of a mile distant. Eastbourne's town centre is approximately five and a quarter of a mile distant and offers a comprehensive range of shopping facilities and mainline railway station.**

**\* FAVOURED FOXES HOLLOW DEVELOPMENT \* WELL PRESENTED HOME \* GOOD DECORATIVE ORDER \* TWO SEPARATE RECEPTION ROOMS \* FITTED KITCHEN \* UTILITY ROOM \* PRINCIPAL BEDROOM WITH EN-SUITE \* THREE FURTHER BEDROOMS \* FAMILY BATHROOM \* DRIVEWAY PARKING \* GARAGE \* GARDENS \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Engineered Oak flooring, radiator, central heating thermostat, understairs storage cupboard.

### Cloakroom

Low level wc, wash hand basin with mixer tap set into cabinet, radiator, window to front.

### Sitting Room

13'10 x 13'4 max into bay (4.22m x 4.06m max into bay)  
Attractive bay fronted double aspect room, fire place with fitted living flames gas fire, radiator, bay window to front and two windows to side.

### Dining Room

9'6 x 8'11 (2.90m x 2.72m)  
Radiator, double doors opening to rear garden.

### Fitted Kitchen

11'11 max x 9'6 max (3.63m max x 2.90m max)  
(Maximum measurements including depth of fitted units)  
Comprises work surface with inset one and a half bowl sink unit with mixer tap over, range of base units and wall mounted cupboards, Siemens electric oven with saucepan drawer below, Siemens microwave with cupboard over, two Siemens under counter fridges, Siemens dishwasher, Siemens four ring ceramic hob with Siemens extractor fan over, Kickspace electric heater, window to rear.  
Archway to:

### Utility Room

6'10 max x 4'8 max (2.08m max x 1.42m max)  
(Maximum measurements including depth of fitted units)  
Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, space and plumbing for washing machine, space for tumble dryer, wall mounted cupboards, Glow Worm gas fired boiler, central heating programmer, door to side.

Stairs rising from hall to:

### First Floor Landing

Airing cupboard housing cylinder and shelving, loft hatch to roof space.

### Bedroom 1

11'11 max x 11'11 max (3.63m max x 3.63m max)  
Double aspect room, two double built-in wardrobe cupboards, radiator, outlook to front.

### En-Suite Shower Room

Tiled shower cubicle, wash hand basin with mixer tap set into cabinet, low level wc, chrome effect heated towel rail, window to side.

### Bedroom 2

9'9 max x 9'8 max + door recess (2.97m max x 2.95m max + door recess)  
Double built-in wardrobe cupboard, radiator, outlook to rear.

### Bedroom 3

9'4 max x 8'4 max + door recess (2.84m max x 2.54m max + door recess)  
(Maximum measurements including depth of sloped ceiling)  
Radiator, access to under eaves storage, outlook to rear.

### Bedroom 4

11'4 max into door recess x 6'9 max (3.45m max into door recess x 2.06m max)  
(Maximum measurements including including depth of sloped ceiling)  
Radiator, outlook to front.

### Bathroom

Bath with mixer tap and shower unit over, shower screen, wash hand basin with mixer tap set into cabinet, low level wc with concealed cistern, chrome effect heated towel rail, part tiled walls, window to rear.

### Outside

#### Garage

16'11 max x 8'4 max (5.16m max x 2.54m max)  
(16'11 max to up and over door)  
Light and power, up and over door to front, personal door to rear.

#### Front Garden

Having area laid to lawn and driveway parking.

#### Rear Garden

Spacious full width patio to immediate rear leading onto an area of level lawned garden with various mature shrubs, outside tap, gate to side.

#### COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council - currently £3,012.16 until March 2025.

#### 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.





**TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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