

Valuers, Land & Estate Agents

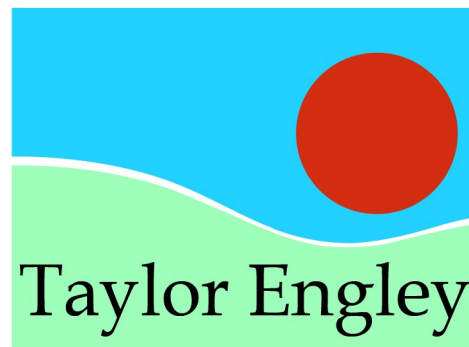
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1 Meon Close, Stone Cross, Pevensey, East Sussex, BN24 5PZ

Guide Price £389,950 Freehold

An exciting opportunity has arisen to acquire this well presented and well proportioned **DETACHED THREE BEDROOMED HOUSE**, in the popular Stone Cross location. The property boasts spacious living room, fitted kitchen/diner, conservatory, three bedrooms - one with recently renovated en-suite bathroom. The property also benefits from a garage and ample driveway parking. An internal viewing is highly recommended.



The property is situated in a prime position being within walking distance from local shops and amenities, schools and bus services. Eastbourne's town centre with its comprehensive range of shopping facilities, mainline railway station, theatres and seafront is approximately four and an half miles distant.

*** DETACHED HOUSE * THREE BEDROOMS * AMPLE DRIVEWAY PARKING * GARAGE * DECEPTIVELY SPACIOUS * FITTED KITCHEN/DINER * LIVING ROOM * CONSERVATORY * EN-SUITE BATHROOM * DOUBLE GLAZING * GAS FIRED CENTRAL HEATING ***



The accommodation

Comprises:

Porch

Tiled floor, window to front.

Front door opening to:

Hall

Entrance Hall

Radiator with cover over, storage cupboard, wood flooring.

Living Room

16'1 x 10'8 (4.90m x 3.25m)

Feature fireplace, wood flooring, double glazed window to front, radiator.

Cloakroom/Wc

Low level wc, wash basin with tiled splashback, tiled floor, extractor fan, window.

Kitchen/Diner

18'4 x 10'3 (5.59m x 3.12m)

Range of wall and base units, inset sink with tiled splashback, eye level double oven, four ring electric hob, integrated washing machine, integrated fridge freezer, integrated dishwasher, radiator, consumer unit. tiled floor.

Conservatory

10'6 x 9'11 (3.20m x 3.02m)

Tiled floor, radiator, double doors onto rear garden.

Stairs rising to:

First Floor Landing

Window, access to loft.

Bedroom 1

13'7 x 11'6 (4.14m x 3.51m)

Double wardrobes with bridging unit over, further double wardrobe, radiator, window to front.

En-Suite Bathroom

Recently renovated comprising low level wc, shower cubicle with waterfall shower over, heated towel rail, shaver plug, tiled floor, part tiled walls.

Bedroom 2

10'9 x 9' (3.28m x 2.74m)

(9' excluding depth of wardrobes)

Triple fitted wardrobe with sliding doors, radiator, window to rear.

Bedroom 3

10'7 x 6'11 (3.23m x 2.11m)

Radiator, window to rear.

Bathroom

Low level wc, bath, wash basin, part tiled walls, radiator, window.

Outside

Garage

(Unable to measure at time of instruction)

Up and over door, power and lighting, window, personal door to rear garden.

Rear Garden

Patio area to immediate rear, level lawn, access to garage.

Front Garden

Lawned front garden with trees and shrubs.

Driveway

Driveway parking for three to four vehicles.

COUNCIL TAX BAND:

Council Tax Band - 'D' Wealden District Council - currently £2,464.49 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

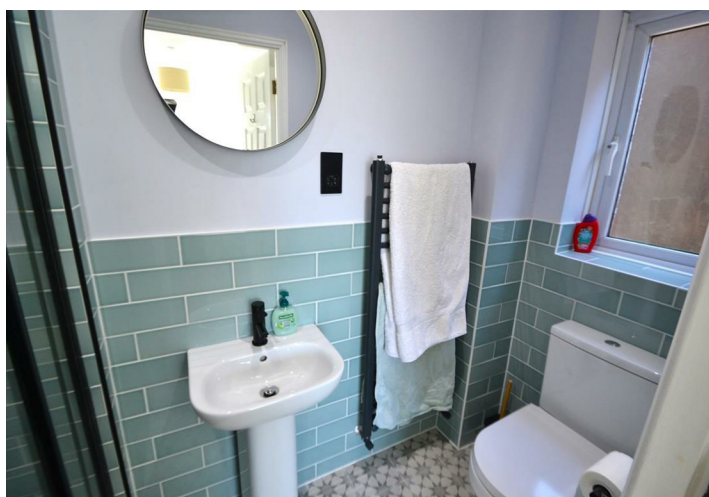
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

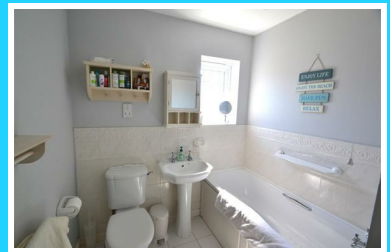
FOR CLARIFICATION:

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		72	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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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