

Valuers, Land & Estate Agents

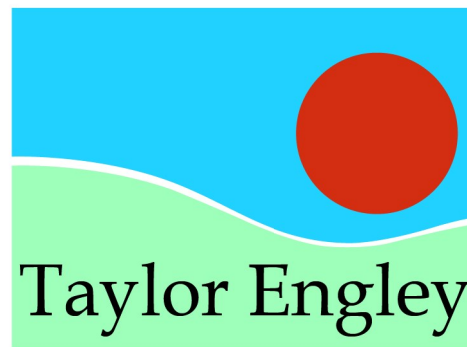
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21 Patcham Mill Road, Stone Cross, Pevensey, East Sussex, BN24 5PA

Guide Price £495,000 Freehold

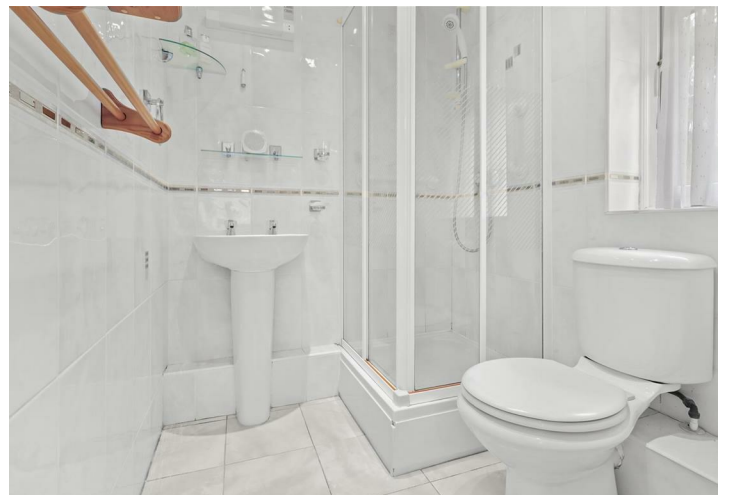
An excellent opportunity arises to acquire this well presented **THREE BEDROOMED DETACHED BUNGALOW**, located in the popular Stone Cross area. The property is offered with the benefit of gas fired central heating and double glazed windows and has features that include a spacious sitting room/dining room, kitchen/breakfast room, principal bedroom with en-suite and a family bathroom.

Outside there are gardens to front and rear, a garage, driveway parking and an additional car hardstanding space. It is considered to be able to appreciate the property fully, an internal viewing is essential and highly recommended. EPC = D



The property is located in the popular Stone Cross area being approximately one mile distance from local shopping facilities at the Langney Shopping Centre. Bus services serve the Stone Cross area and a Tesco's Express store, dentist and doctors surgery can be found within the Stone Cross district. Eastbourne's town centre is approximately five miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** WELL PRESENTED THREE BEDROOMED DETACHED BUNGALOW * POPULAR STONE CROSS LOCATION * SPACIOUS SITTING ROOM/DINING ROOM * FITTED KITCHEN/BREAKFAST ROOM * PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM * FAMILY BATHROOM * ATTRACTIVE GARDENS * GARAGE * DRIVEWAY PARKING * ADDITIONAL CAR HARDSTANDING SPACE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE * INTERNAL VIEWING IS HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, airing cupboard housing cylinder and shelving, loft hatch to roof space with fitted loft ladder and light.

Sitting Room/Dining Room

22'11 max x 13'1 max (6.99m max x 3.99m max)
(13'1 max in sitting room area narrowing to 9' in dining area).

Maximum overall measurements provided. Staggered through room having outlook to front and rear, fireplace with fitted electric fire, two double radiators, patio door opening to rear garden. Door to:

Kitchen/Breakfast Room

14'9 max x 9' max (4.50m max x 2.74m max)
(9' max including depth of fitted units).

Comprises single drainer one and half bowl sink unit with mixer tap, work surface, range of base and wall mounted cupboards, matching storage cupboard with shelving, space and plumbing for washing machine, Bosch washing machine, Bosch under counter electric fan assisted oven, AEG four burner gas hob with Blanco extractor fan over, space for fridge/freezer, LG fridge/freezer, radiator, tiled floor, wall mounted cupboard housing Potterton gas fired boiler, central heating programmer, downlighters, window to rear, door opening to rear garden.

Bedroom 1

10'2 x 10'7 max (3.10m x 3.23m max)
(10'2 extending to 16'4 max into door recess).

Wall mounted cupboards over bed recess, two bedside drawer units with display shelving over, matching dressing table with adjacent drawer unit, deep door recess area having full height double built-in wardrobe cupboards with mirror fronted sliding doors.

En-Suite Shower Room

Tiled walls, tiled floor, shower cubicle, pedestal wash hand basin, low level wc, radiator, wall mounted electric heater, downlighters, light with shaver point, window to side.

Bedroom 2

10'5 x 9'6 max (3.18m x 2.90m max)
(10'5 plus door recess).

Measurements include depth of fitted furniture. Radiator,

two fitted single wardrobe cupboards and dressing table with cabinet below and cupboard over, two matching bedside cabinets, outlook to front.

Bedroom 3

10'3 x 6'9 (3.12m x 2.06m)
(10'3 plus door recess).

Radiator, outlook to front.

Family Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled walls, tiled floor, radiator, electric wall mounted fan heater, downlighters, light with shaver point, window to side.

Outside

Garage

17'5 max x 8'4 max (5.31m max x 2.54m max)
(17'5 max to up and over door).

Maximum measurements including depth of internal fixtures and structures. Fitted shelving and units, light and power, door to side, up and over door to front.

Front Garden Area

Having driveway parking and additional block paved car hardstanding space. Area laid to lawn, borders with some shrubs, feature gravel bed with small firs.

Rear Garden

Having crazy paved patio area to immediate rear, areas of lawn, borders with some shrubs, further crazy paved patio area, timber potting shed 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:

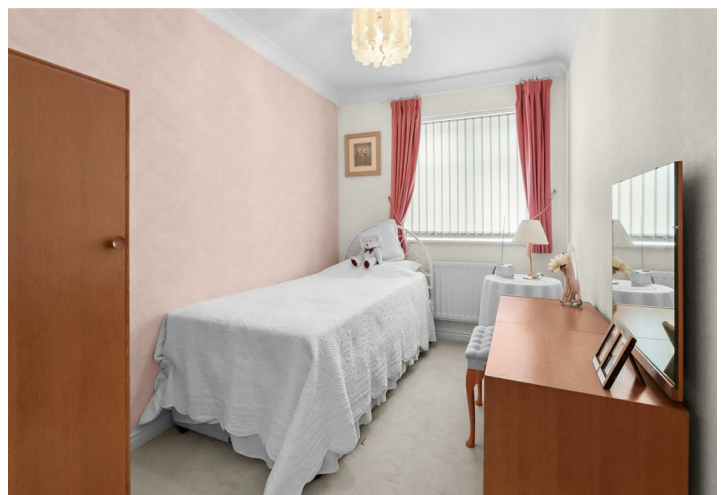
www.checker.ofcom.org.uk

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 ENGLEBY.



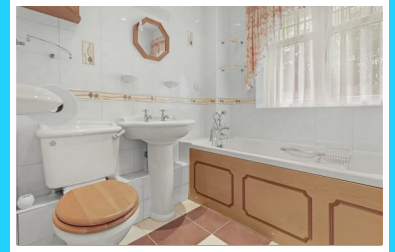






FLOOR 1

GROSS INTERNAL AREA
TOTAL: 944 sq ft
FLOOR 1: 944 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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