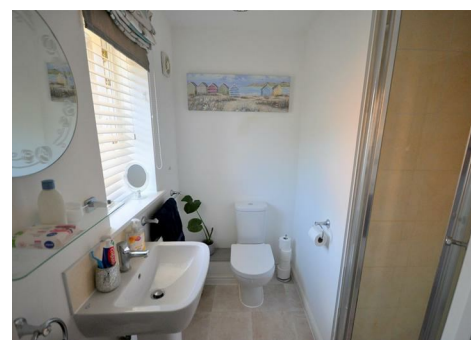
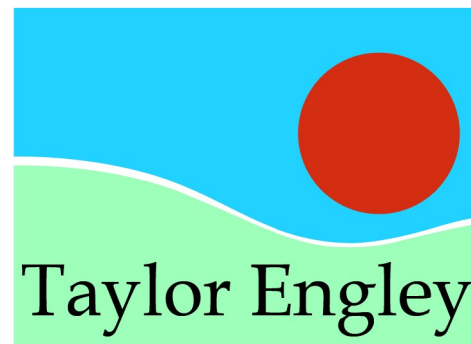


**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**  
**Fax: (01323) 722226**

**[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)**  
**[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)**



**8 Red Clover Close, Stone Cross, Pevensey, East Sussex, BN24 5FW**  
**Guide Price £435,000 Freehold**

An excellent opportunity to purchase this well presented **FOUR BEDROOMED** detached home forming part of the Mill Valley development located in Stone Cross. The property is considered to provide ideal family accommodation and is offered with UPVC double glazing and gas fired central heating. Features include two reception rooms, spacious kitchen/breakfast room, utility room, cloakroom, four bedrooms with one en-suite and family bathroom. Additionally the property offers secluded landscaped gardens to rear with driveway to side with car port. EPC = B





**Mill Valley development is located in the favoured Stone Cross area approximately one mile distant from Westham village and Pevensey/Westham railway station. Langney Shopping Centre is approximately one and a half miles distant. Local schools for most age groups are within close proximity whilst Eastbourne's town centre with it's comprehensive shopping facilities, theatres and seafront is approximately five miles distant.**

**\* POPULAR MILL VALLEY DEVELOPMENT \* WELL PRESENTED DETACHED HOME \* EXCELLENT DECORATIVE ORDER \* TWO SEPARATE RECEPTION ROOMS \* SPACIOUS KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \* CLOAKROOM/W.C \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* THREE FURTHER BEDROOMS \* FAMILY BATHROOM \* LANDSCAPED GARDENS TO REAR \* DRIVEWAY PARKING TO SIDE WITH CAR PORT**



## The accommodation

Comprises:

### Front Door

To;

### Entrance Hall

Radiator, central heating thermostat.

### Sitting Room

13'3 x 10'9 (4.04m x 3.28m)

With UPVC windows to front, radiator, feature fireplace surround, tv point.

### Dining Room

10'7 x 10' (3.23m x 3.05m)

With UPVC window to front, radiator.

### Kitchen/Breakfast Room

20'3 x 9'6 max (6.17m x 2.90m max)

(Maximum measurements including depth of fitted units, range of matching eye and base level units with complimentary rolled edge modern worktop surfaces with inset single drainer sink unit with mixer taps, space and plumbing for dishwasher, fridge/freezer, integrated stainless steel electric fan oven, four burner gas hob above, extractor above, UPVC window to rear, double glazed doors providing access to rear garden, door to utility room.

### Utility Room

6'1 x 5'3 (1.85m x 1.60m)

With wall mounted Ideal Logic combination ESP35 combi boiler for the provision of gas fired central heating and domestic hot water, further rolled edge worktop surfaces with space and plumbing for washing machine, space for tumble dryer, wall mounted eye level unit, radiator, downlighters, door to rear, door to cloakroom.

### Cloakroom

Low level w.c, pedestal hand wash basin with tiled splashback and monoblock mixer with window to side.

Stairs rising from entrance hall to first floor spacious landing.

### First Floor Landing

With built-in linen cupboard, loft hatch to roof space.

### Bedroom 1

11'5 x 11' (3.48m x 3.35m )

With UPVC windows to rear, t.v point, radiator, two fitted bedside units.

### En-Suite

6'4 x 6' (1.93m x 1.83m)

With fully tiled shower cubicle with thermostatic shower unit over, dual flush w.c, pedestal hand wash basin with tiled splashback, monochrome mixers, UPVC obscure window to rear.

### Bedroom 2

11'7 x 8'7 (3.53m x 2.62m)

Currently used as a dressing area, with UPVC window to front, radiator.

### Bedroom 3

10' x 9' (3.05m x 2.74m)

With UPVC window to front, radiator.

### Bedroom 4

8' x 7'9 (2.44m x 2.36m)

With UPVC window to front, radiator.

### Family Bathroom

8'4 x 6'5 (2.54m x 1.96m )

With white suite comprising pannelled bath with chrome mixer taps and shower unit over, dual flush w.c, pedestal hand wash basin with tiled splashback, part tiled walls, radiator, obscured window to rear.

### Rear Garden

Being landscaped with large patio leading to elevated lawned area.

### Front Garden

Principally laid to lawn with pathway to front door.

### Block Paved Driveway

Leading to;

### Car Port

16'6 x 9'6 (5.03m x 2.90m)

Having pitched roof with block paved parking area, power point, external lighting to front.

### N.B

We are informed by our clients that there is an annual estate charge for 2024 of £316.52.

### 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)

### COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council.

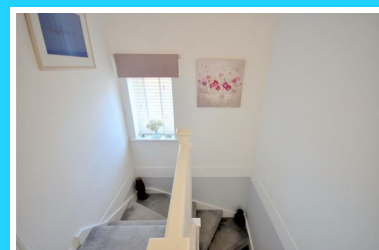
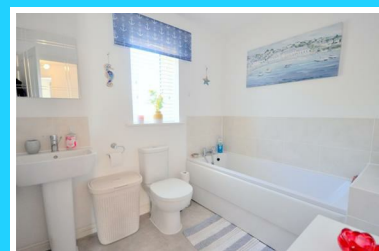
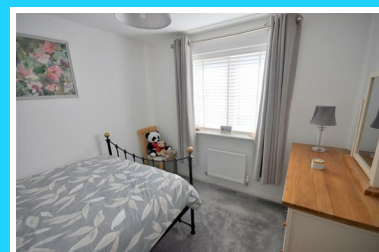
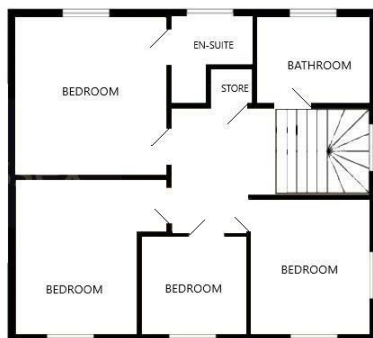
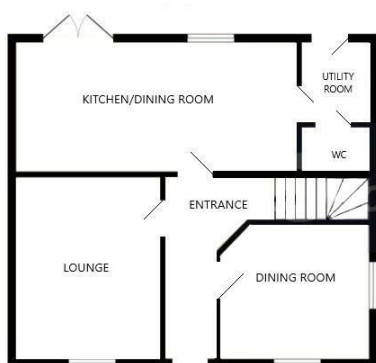
### FOR CLARIFICATION:

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 ENGLEY.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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 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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**