



# TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

## £429,950



## Carna Rattle Road, Stone Cross, BN24 5EB

Far reaching views towards the South Downs can be enjoyed from the delightful rear garden of this superb detached bungalow in Stone Cross which provides generous proportions throughout. Arranged with three double bedrooms and one/two receptions including the double aspect sitting room, there is a spacious conservatory and a fitted kitchen whilst the bathroom/wc is also well appointed. The rear garden enjoys a secluded Southerly aspect and is laid to lawn and patio with mature borders and gated side access. To the front the driveway provides off street parking for a number of vehicles. Stone Cross Village shops and the local school are just yards away and the surrounding Villages of Hankham and Westham are also easily accessible.

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## Main Features

- Detached Bungalow
- 3 Bedrooms
- 1/2 Reception Rooms
- Fitted Kitchen
- Double Glazed Conservatory
- Bathroom/WC
- Double Glazing
- Lawned & Patio Rear Garden
- Driveway For Multiple Vehicles

## Entrance

Frosted double glazed door to -

## Entrance Hallway

Radiator. Fitted store cupboard. Loft access with ladder (not inspected). Kardean flooring.

## Sitting Room

14'1 x 11'11 (4.29m x 3.63m )

Radiator. Fireplace with marble surround, mantle above and inset gas fire. Carpet. Double glazed windows to front & side aspects.

## Double Aspect Fitted Kitchen

11'1 x 10'9 (3.38m x 3.28m )

Range of units comprising bowl & a half single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards & drawers below. Inset five ring gas hob & eye level double oven. Integrated fridge & freezer. Plumbing and space for washing machine. Range of wall mounted units. Airing cupboard and cupboard housing gas boiler. Radiator. Kardean flooring. Double glazed window to front & side aspect. Double glazed door to side.

## Double Aspect Dining Room/Bedroom 3

11'5 x 10'10 (3.48m x 3.30m )

Radiator. Kardean flooring. Double glazed window to rear aspect. Double glazed double doors to rear garden.

## Double Glazed Conservatory

14'10 x 7'7 (4.52m x 2.31m )

Radiator. Wood laminate flooring. Double glazed windows to rear aspect. Double glazed sliding doors to rear garden. Utility/store room.

## Bedroom 1

11'10 x 11'6 (3.61m x 3.51m )

Radiator. Carpet. Double glazed window to rear aspect.

## Bedroom 2

11'5 x 8'5 (3.48m x 2.57m )

Radiator. Carpet. Double glazed window to front aspect.

## Bathroom/WC

Suite comprising panelled bath with mixer tap, shower screen and wall mounted power shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Part tiled walls. Carpet. Frosted double glazed window.

## Outside

The rear garden is one of the outstanding features of this bungalow with the secluded and Southerly facing garden laid to lawn with areas of patio and well stocked flower and shrub borders. There is also gated side access.

## Parking

The wide driveway provides ample off street parking for a number of vehicles.

**EPC = D**

**Council Tax Band = D**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.