



01323 412200

TOWN PROPERTY

Freehold

60 Mallow Drive, Stone Cross, BN24 5GR

£310,000



3 Bedroom 1 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

Freehold

£310,000

3 Bedroom 1 Reception 2 Bathroom



60 Mallow Drive, Stone Cross, BN24 5GR

Built in recent years by Persimmon Homes, this three bedroomed semi detached house in Stone Cross is arranged with three bedrooms and features a landscaped rear garden. Presented to a high standard throughout, the property boasts a cloakroom, sitting room and a fitted kitchen/dining with en suite facilities and a family bathroom/wc also included. Two allocated parking spaces are arranged to the front of the house. The Villages of Stone Cross and Westham are close by with schools, the railway station at Westham and the historic Castle in Pevensey also in the surrounding area.

www.town-property.com info@town-property.com

60 Mallow Drive, Stone Cross, BN24 5GR

£310,000**Main Features**

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- En-Suite Shower Room/WC
- Bathroom/WC
- Landscaped Garden
- 2 Allocated Parking Spaces

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Tiled flooring.

Cloakroom

Low level WC. Pedestal wash hand basin. Tiled flooring. Frosted double glazed window.

Sitting Room

14'4 x 12'2 (4.37m x 3.71m)

Radiator. Carpet. Understairs cupboard. Double glazed window to front aspect.

Kitchen/Dining Room

15'4 x 8'11 (4.67m x 2.72m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Concealed boiler. Wall mounted extractor. Radiator. Tiled flooring. Double glazed window to rear aspect. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft (not inspected).

Master Bedroom

12'0 x 9'6 (3.66m x 2.90m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Bedroom 2

9'2 x 7'7 (2.79m x 2.31m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

7'7 x 5'10 (2.31m x 1.78m)

Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls.

Outside

There is a secluded landscaped rear garden laid to lawn and Indian sandstone patio.

Parking

There are two allocated parking spaces to the front of the house.

Council Tax Band = D

EPC = B