

1 Meadowsweet Lane,
Pevensey, BN24 5GB

Freehold

£315,000



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.



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GUIDE PRICE £315,000 - £325,000

A well presented three bedroom semi detached house located on this popular development in Stone Cross built by Bellway Homes. Providing well proportioned accommodation the house benefits from a ground floor cloakroom, fitted kitchen/breakfast room with integrated appliances and lounge with French doors opening to the landscaped gardens. The first floor comprises of three bedrooms, the master having an en-suite shower room, and a further family bathroom. The landscaped rear garden is laid to artificial lawn and patio and leads to the car port with its three tandem parking spaces. An internal inspection comes highly recommended.

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£315,000**Main Features**

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Kitchen/Breakfast Room
- Lounge
- En-Suite Shower Room/WC
- Bathroom/WC
- Garden
- Car Port with Tandem Parking for 3 Cars

Entrance

Stairs to first floor. Understairs cupboard. Door to-

Cloakroom

Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Part tiled walls. Chrome heated towel rail. Frosted double glazed window.

Lounge

16'0 x 12'6 (4.88m x 3.81m)

Radiator. TV point. Double glazed window to rear aspect. Double glazed patio doors to garden.

Kitchen/Breakfast Room

15'7 x 8'6 (4.75m x 2.59m)

Range of white wall and base units. Worktop with inset one and a half bowl sink unit with mixer tap. Built in gas hob and electric oven with glass splashback and extractor cooker hood. Integrated fridge freezer, dishwasher and washing machine. Inset spotlights. Extractor fan. Double glazed window.

Stairs from Ground to First Floor Landing:

Loft hatch (not inspected).

Master Bedroom

10'10 x 9'11 (3.30m x 3.02m)

Radiator. Airing cupboard housing hot water cylinder. Double glazed window to front aspect. Door to-

En-Suite Shower Room/WC

Shower cubicle. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Part tiled walls. Chrome heated towel rail. Shaver point. Inset spotlights. Fitted wall unit with mirrored front. Frosted double glazed window.

Bedroom 2

10'11 x 9'5 (3.33m x 2.87m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

10'11 x 6'3 (3.33m x 1.91m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

White suite comprising of panelled bath with mixer tap and handheld shower attachment. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Chrome heated towel rail. Inset spotlights. Shaver point.

Outside

The pleasant rear garden is laid to artificial lawn and decking surrounded by sleepers that create flower beds and borders. A patio walkway leads to the wooden shed and gated rear access where there is a car port that provides tandem parking for three vehicles.

Council Tax Band = D

EPC = B