Freehold



2 Bedroom



1 Reception



2 Bathroom

£289,950



21 Primrose Field, Stone Cross, Pevensey BN24 5GN

Located on the borders of Stone Cross and Westham Villages, this well presented semi detached house has two bedrooms and enjoys an open outlook from the front. Benefits include a sitting room, kitchen/breakfast room and a ground floor cloakroom whilst there are also en suite facilities and a family bathroom/wc. There is a landscaped rear garden with a cabin/summerhouse and the house is further complimented by allocated and visitors parking spaces. Westham Village high street shops and railway station are approximately half a mile distance and the exciting marina development is approximately two miles away.

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Main Features

Entrance

Frosted double glazed door to-

· Semi Detached House

Entrance Hallway

Radiator.

2 Bedrooms

Cloakroom

Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed

window.

· Sitting Room

Sitting Room

· Kitchen/Breakfast Room

14'6 x 9'5 (4.42m x 2.87m)

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

En-Suite Shower Room/WC

Kitchen/Breakfast Room

13'0 x 8'1 (3.96m x 2.46m)

Bathroom/WC

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with

· Landscaped Rear Garden

with Summerhouse

part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Range of wall mounted units. Extractor. Space for fridge freezer. Space and plumbing for washing machine. Radiator. Double glazed

window to rear aspect. Double glazed double doors to rear. Stairs from Ground to First Floor Landing:

 Allocated & Visitors Parking Space

Access to loft with ladder (not inspected).

Redroom 1 10'5 x 8'3 (3.18m x 2.51m)

Radiator. Built in mirror fronted wardrobes. Carpet. Double glazed window to front aspect.

9'9 x 8'2 (2.97m x 2.49m)

Radiator. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC

Fully tiled shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin and mixer tap. Radiator.

Bathroom/WC

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

Outside

The westerly facing rear garden is laid to patio and lawn and has a fixed brick built BBQ and side access.

Summerhouse/Shed - With power and lighting.

There is allocated and visitors parking included.

Agents Note:

A yearly management fee of £316.50 is payable.

EPC = B

Council Tax Band = C

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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.