

13 Patcham Mill Road,
Stone Cross, Pevensey,
BN24 5PA

Freehold

Guide Price
£475,000 - £485,000



4 Bedroom 3 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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Located in Stone Cross Village, just a short walk from nearby shops and the local school, this spacious detached house has four bedrooms including a master bedroom with an impressive vaulted ceiling. Occupying a corner plot, with mature a secluded lawned gardens, the property is notable for having three receptions, a double glazed conservatory and en suite facilities. Further benefits include a cloakroom, fitted kitchen, utility room and a family bath & shower room/wc. A particular feature is the double garage with driveways in front so ample off street parking is provided. Being sold CHAIN FREE, this is considered a superb family house.

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Main Features

- Detached House

- 4 Bedrooms

- Cloakroom

- Study

- Sitting Room & Dining Room

- Double Glazed Conservatory

- Kitchen & Utility Room

- En-Suite Shower Room/WC

- & Family Bath & Shower

- Room/WC

- Garden, Double Driveway &

- Double Garage

- CHAIN FREE

Entrance
Frosted double glazed door to-

Entrance Hallway
Radiator. Carpet. Frosted double glazed window.

Cloakroom
Low level WC. Pedestal wash hand basin. Radiator. Wood laminate flooring.
Frosted double glazed window.

Study
9'5 x 8'3 (2.87m x 2.51m)
Radiator. Wood laminate flooring. Double glazed window to front aspect.

Sitting Room
17'8 x 12'9 (5.38m x 3.89m)
Radiator. Fireplace with surround and mantel above with inset gas fire. Carpet.
Double glazed window to front aspect. Door to-

Dining Room
11'1 x 9'3 (3.38m x 2.82m)
Radiator. Wood laminate flooring. Double glazed window to rear aspect.
Double glazed door to-

Double Glazed Conservatory
10'2 x 9'8 (3.10m x 2.95m)
Wood laminate flooring. Double glazed windows to rear aspect. Double glazed
double doors to rear.

Kitchen
12'8 x 10'10 (3.86m x 3.30m)
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 eye level oven and grill. Integrated
dishwasher and fridge freezer. Radiator. Tiled flooring. Double glazed window.
Door to-

Utility Room
8'6 x 6'4 (2.59m x 1.93m)
Single drainer sink unit and surrounding work surfaces with cupboards and
drawers under. Space and plumbing for washing machine and tumble dryer.
Wall mounted units. Wall mounted gas boiler. Tiled flooring. Radiator. Double
glazed window to rear aspect. Double glazed door to rear.

Stairs from Ground to First Floor Landing:
Radiator. Airing cupboard. Access to loft (not inspected). Double glazed
window to side aspect.

Master Bedroom
12'10 x 12'0 (3.91m x 3.66m)
Radiator. Built in wardrobe. Vaulted ceiling. Double glazed window to front
aspect.

En-Suite Shower Room/WC
Walk in shower cubicle with wall mounted shower. Pedestal wash hand basin.
Low level WC. Radiator. Part tiled walls. Tiled flooring. Frosted double glazed
window.

Bedroom 2
11'3 x 10'11 (3.43m x 3.33m)
Radiator. Built in wardrobe. Wash hand basin and vanity unit. Double glazed
window to front aspect.

Bedroom 3
11'9 x 7'11 (3.58m x 2.41m)
Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to
rear aspect.

Bedroom 4
9'11 x 8'2 (3.02m x 2.49m)
Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Bath & Shower Room/WC
Panelled bath. Shower cubicle with wall mounted shower. Pedestal wash hand
basin. Low level WC. Radiator. Tiled flooring. Part tiled walls. Radiator. Frosted
double glazed window.

Outside
There are mature gardens to the front and rear of the house, both being
lawned and having planted flower and shrub borders.

Parking
A double width driveway provides off street parking leading to the double
garage.

Double Garage
18'07 x 17'65 (5.66m x 5.18m)
Twin up and over doors, overhead storage, electric light and power supply.
Door to garden.

EPC = D

Council Tax Band = F