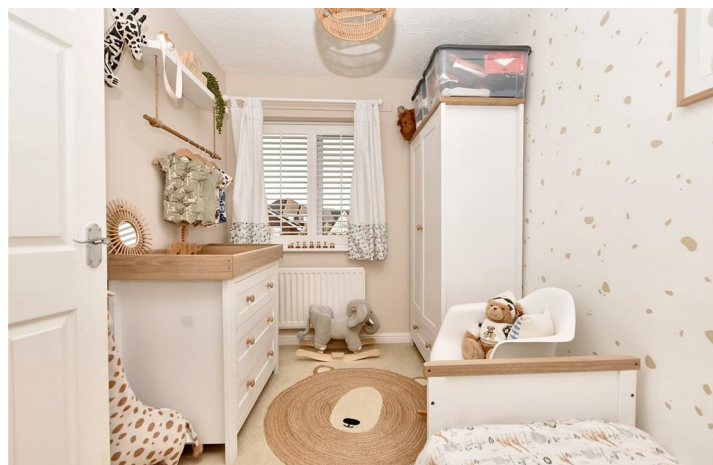


31 Beaulieu Drive, Stone Cross,  
Pevensey, BN24 5EW

Freehold

Guide Price  
£400,000 - £420,000



3 Bedroom 1 Reception 2 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto: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.



TOWN PROPERTY



01323 412200

Freehold

Guide Price  
£400,000 - £420,000

3 Bedroom 1 Reception 2 Bathroom



31 Beaulieu Drive, Stone Cross, Pevensey, BN24 5EW

\*\*\*GUIDE PRICE £400,000 - £420,000\*\*\*

Located in the heart of Stone Cross Village, this elegant detached house is presented to a high standard throughout and boasts three generous bedrooms with the master complimented by en suite facilities. The tiled hallway leads to the cloakroom and the refitted modern kitchen/dining room has been refitted and includes a breakfast bar and an integrated dishwasher. Access is gained from here to the spacious sitting room which has a feature fireplace and fitted shutters are a notable feature that extend throughout much of the house. Further benefits include a bathroom/wc, new doubled windows and gas fired central heating and radiators and off street parking in the form of a driveway extends to the side and leads to the single garage. This has a remote up and over door and houses the washing machine and tumble dryer. The secluded rear garden is arranged to decking, patio and artificial grass with occasional planted borders and gated side access. The Village amenities include shops and a local school and Westham Village and the market town of Hailsham are also easily accessible.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)



Main Features

- Immaculate Detached House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Refitted Kitchen/Dining Room
- En-Suite Shower Room/WC to Master Bedroom
- Bathroom/WC
- Secluded Rear Garden
- Driveway
- Garage

Entrance  
Frosted composite double glazed door to-  
  
Entrance Hallway  
Tiled floor, radiator and double glazed frosted window.  
  
Cloakroom  
Low Level WC, Pedestal wash hand basin with mixer tap and set in vanity unit, radiator, tiled floor, double glazed frosted window.  
  
Sitting Room  
15'7 x 10'5 (4.75m x 3.18m)  
Carpet, Radiator, fireplace with stone surround mantel above and inset electric fire and double glazed window to front aspect with fitted shutters.  
  
Kitchen/Dining Room  
10'2 x 9'2 / 10'1 x 8'6 (3.10m x 2.79m / 3.07m x 2.59m)  
Range of units comprising of bowl and a half single drainer ceramic sink unit with mixer tap with oak upstand and surrounding worksurfaces with breakfast bar and cupboards and drawers under. Integrated dishwasher and space for range cooker and American Style fridge freezer. Range of wall mounted units and concealed wall mounted gas boiler. Double glazed double door to rear garden. Tiled flooring, radiator and double glazed window to rear aspect with fitted shutters.  
  
Stairs from Ground to First Floor Landing  
Access to loft (not inspected) and double glazed window to side aspect with fitted shutters.  
  
Master Bedroom  
12'5 x 11'2 (3.78m x 3.40m)  
Radiator, carpet, built in wardrobe and double glazed window to front aspect with fitted shutters.  
  
En-Suite/WC  
Shower cubicle with wall mounted shower, pedestal wash basin, low level WC, shaver point, radiator, part tiled walls and double glazed frosted window.

Bedroom 2  
10'11 x 9'11 (3.33m x 3.02m)  
Carpet, radiator, built in wardrobe, and double glazed window to rear aspect with fitted shutters.

Bedroom 3  
Carpet, radiator, built in wardrobe, and double glazed window to rear aspect with fitted shutters.

Bathroom/WC  
Panelled bath with mixer tap, shower attachment, pedestal wash basin, low level WC, shaver point, radiator, part tiled walls, airing cupboard and double glazed frosted window.

Outside  
The rear garden is secluded and arranged with areas of decking, patio and artificial grass with planted borders, a store shed and gated side access.

Parking  
A driveway to the side provides off street parking for multiple vehicles and leads to the garage.

Garage  
16'77 x 8'56 (4.88m x 2.44m )  
Remote up and over door, electric light and power supply. Also with space and plumbing for washing machine, tumble dryer and fridge freezer.

EPC = D

COUNCIL TAX BAND = D