



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£319,950



## 12 Primrose Field, Stone Cross, Pevensey, BN24 5GN

Modern and contemporary three bedroom semi detached house situated in a residential enclave in Stone Cross. Two allocated parking spaces to the front, part lawn part patio family rear garden, en-suite to the master bedroom and a ground floor WC. Having only been recently constructed in recent years, the new owners will have the security of the remainder of the NHBC. Early viewing comes highly recommended.

12 Primrose Field,  
Stone Cross, Pevensey BN24 5GN

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## Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Lounge
- Kitchen/Dining Room
- En-Suite Shower Room to Master Bedroom
- Bathroom/WC
- Lawned and Patio Rear Garden
- Two Allocated Parking Spaces

### Entrance

Double glazed front door to-

### Hallway

Radiator.

### Cloakroom

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

### Lounge

14'2 x 12'0 (4.32m x 3.66m)

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

### Kitchen/Dining Room

15'2 x 8'8 (4.62m x 2.64m)

Fitted range of wall and base units and surrounding worktops comprising of stainless steel bowl and a half sink unit, four ring gas hob with electric oven under. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Radiator. Extractor hood. Double glazed window and double doors to rear aspect.

### Stairs from Ground to First Floor Landing

Storage cupboard. Loft access (not inspected).

### Bedroom 1

9'8 x 9'6 (2.95m x 2.90m)

Radiator. Built in wardrobe. 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. Extractor fan. Frosted double glazed window.

### Bedroom 2

8'8 x 7'6 (2.64m x 2.29m)

Radiator. Double glazed window to rear aspect.

### Bedroom 3

7'5 x 6'0 (2.26m x 1.83m)

Radiator. Double glazed window to rear aspect.

### Bathroom/WC

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

### Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the house. Shed. Access to front of property via gate.

### Parking

Two allocated spaces directly in front of property.

EPC = B

COUNCIL TAX BAND = D

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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.