



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



2 Reception



1 Bathroom

Guide Price
£270,000 - £280,000



23 Clayton Mill Road, Stone Cross, Pevensey, BN24 5PB

*** GUIDE PRICE £270,000 - £280,000 ***

Located in a lovely residential Cul de sac in Stone Cross Village, this terraced house has two bedrooms and has been extended. Presented to a high standard, the ground floor accommodation comprises an open plan sitting room, a dining area and adjoining kitchen and a garden room that opens onto the rear garden. The bathroom/wc is stylish and modern and two allocated parking spaces are located adjacent to the property. The Village shops, local school and bus services are all close by and the surrounding Villages of Wesham and Pevensey are also in the surrounding area.

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Main Features

- Well Presented & Extended Terraced House
- 2 Bedrooms
- Open Plan Sitting Room
- Dining Room
- Kitchen
- Garden Room
- Bathroom/WC
- Lawned & Decked Rear Garden
- 2 Allocated Parking Spaces

Entrance

Frosted double glazed door to-

Entrance Vestibule

Engineered oak flooring. Door to-

Open Plan Sitting Room

12'8 x 10'5 (3.86m x 3.18m)

Radiator. Engineered oak flooring. Double glazed window to front aspect.

Dining Room

8'8 x 6'11 (2.64m x 2.11m)

Radiator. Engineered oak flooring. Double glazed window to rear aspect.

Kitchen

8'8 x 5'10 (2.64m x 1.78m)

Range of units comprising of 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 electric double oven under. Space for fridge freezer. Space and plumbing for dishwasher. Wall mounted extractor. Concealed wall mounted gas boiler. Engineered oak flooring. Double glazed window to rear aspect.

Garden Room

9'7 x 9'1 (2.92m x 2.77m)

Space and plumbing for washing machine and additional fridge freezer. Double glazed windows to rear and side aspects. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

Bedroom 1

11'9 x 10'0 (3.58m x 3.05m)

Radiator. Wood laminate flooring. Double and single built in wardrobes. Double glazed window to front aspect.

Bedroom 2

9'8 x 6'9 (2.95m x 2.06m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled flooring. Fully tiled walls. Frosted double glazed window.

Outside

There is a lawned and decked rear garden with surrounded close boarded fencing and gated rear access.

Parking

There are two allocated parking spaces adjacent to the neighbouring property.

Council Tax Band = C

EPC = 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.