



# TOWN PROPERTY



01323 412200

Freehold

## £299,950



2 Bedroom



1 Reception



1 Bathroom



### 13 Beechfield Close, Stone Cross, Pevensey, BN24 5FH

Forming part of the established Foxes Hollow development in Stone Cross, this immaculately presented terraced house has two bedrooms, allocated parking to the rear and views over an open grassland area to the front. The property benefits from a sitting room with a pleasant aspect, fitted kitchen/breakfast room and double glazed conservatory. In addition, the rear garden has been landscaped and enjoys a Westerly aspect as well as the combi boiler was newly installed in December 2022. Stone Cross Village amenities including shops and a local school can be found nearby whilst the market town of Hailsham and the surrounding Villages of Hankham and Westham are easily accessible.

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Stone Cross,  
Pevensey, BN24 5FH

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Main Features

- Immaculately Presented  
Stone Cross Terraced House
- 2 Bedrooms
- Lounge
- Fitted Kitchen/Dining Room
- Double Glazed Conservatory
- Modern Bathroom/WC
- Landscaped Rear Garden
- Allocated Parking
- Double Glazing
- Views Over An Open  
Grassland Area

Entrance

Double glazed front door to-

Hallway

Radiator. Stairs to first floor.

Lounge

14'10 x 9'7 (4.52m x 2.92m )  
Radiator. Understairs storage cupboard. Double glazed window to front aspect.

Kitchen/Dining Room

12'10 x 7'8 (3.91m x 2.34m )  
Fitted range of wall and base units. Worktops with inset single drainer stainless steel sink unit. Gas hob with electric oven under. Wall mounted gas boiler. Extractor hood. Space for fridge freezer. Plumbing for washing machine. Double glazed window and door to rear.

Double Glazed Conservatory

9'1 x 8'9 (2.77m x 2.67m )  
UPVC Construction.

Stairs from Ground to First Floor Landing

Carpet. Loft access (not inspected).

Bedroom 1

12'11 x 9'2 (3.94m x 2.79m )  
Radiator. Fitted wardrobe. Airing cupboard. Double glazed window to front aspect.

Bedroom 2

11'5 x 6'8 (3.48m x 2.03m )  
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Low level WC. Wash hand basin with mixer tap set in vanity unit. Radiator. Frosted double glazed window.

Outside

There is a tiered paved garden with fenced boundaries and a gate for rear access.

Parking

There is allocated parking to the rear of the property.

Council Tax Band = C

EPC = 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.