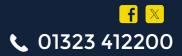


1 Reception

2 Bedroom



Freehold

Guide Price £260,000 - £280,000



1 Bathroom

3 Medina Drive, Stone Cross, Pevensey, BN24 5EY

*** GUIDE PRICE £260,000 - £280,000 ***

Conveniently located in the heart of Stone Cross Village, this semi detached two bedroomed house also boasts a garage with parking in front. Having a fitted kitchen with some appliances integrated, there is an open plan sitting/dining room with direct access to the rear garden and a modern bathroom/wc is located on the first floor. In addition, there is a single garage in a block of two with a driveway in front of it. The nearby school and shops are within walking distance whilst the surrounding Villages of Westham, Hankham and the market town of Hailsham is also within approximately one and half miles distant.

3 Medina Drive, Stone Cross, Pevensey, BN24 5EY

Guide Price £260,000 - £280,000

| Main Features | Entrance Door to- |
|---|---|
| Semi Detached House | Entrance Hallway |
| Two Bedrooms | Radiator. Carpet. |
| Open Plan Sitting/Dining | Open Plan Sitting Room/Dining Room 16'5 x 11'7 (5.00m x 3.53m) Radiator. Wood laminate flooring. Sliding double glazed door to rear garden. |
| Room | |
| • Kitchen | Kitchen 7'8 x 7'8 (2.34m x 2.34m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units and extractor. Wall mounted gas boiler. Tiled flooring. Double glazed window to front aspect. |
| Bathroom/WC | |
| • Lawn & Patio Rear Garden | |
| • Driveway | |
| • Garage | |
| Walking Distance to Local Shops and Schools | Stairs from Ground to First Floor Landing Store cupboard. Access to loft (not inspected). |
| | Bedroom 1 11'2 x 9'7 (3.40m x 2.92m) Radiator. Carpet. Built in wardrobes. Double glazed window to rear aspect. |
| | Bedroom 2 10'7 x 6'8 (3.23m x 2.03m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect. |
| | Bathroom/WC Panelled bath with mixer tap, shower screen and wall mounted shower. Wall mounted wash hand basin set in vanity unit. Low level WC with concealed cistern. Radiator. Tiled flooring. Panelled walls. Frosted double glazed window. |
| | Outside There is a lawned and patio rear garden with a pergola. |
| | Parking There is a single garage (left hand of two) with up and over door and a driveway in |

front.

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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 (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.