

The Old Bakery Lion Hill,  
Stone Cross, Pevensey, BN24 5EG

Freehold  
Guide Price  
£415,000 - £440,000



3/4 Bedroom 1/2 Reception 2 Bathroom



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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.



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Being sold CHAIN FREE, this individual detached house in the heart of Stone Cross Village is arranged with versatile accommodation that comprises three/four bedrooms and one/two receptions. The sitting/dining room affords access to the double glazed conservatory and the fitted kitchen/breakfast room leads to a useful utility room. Further benefits include a cloakroom, en suite to the master bedroom and a further bathroom/wc with a walled rear garden. Double glazing and gas fired central heating extend throughout and generous driveway provides ample off street parking and this leads to a double garage which is set back to the rear. Distant views can also be enjoyed from the master bedroom towards the South Downs and the Village shops, school and bus services into town are all close by.

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Main Features

- Detached House
- Three/Four Bedrooms
- Cloakroom
- Sitting/Dining Room
- Double Glazed Conservatory
- Kitchen/Breakfast Room
- Utility Room
- En Suite Shower Room/WC & Bathroom/WC
- Driveway and Garage
- CHAIN FREE

**Entrance**  
Frosted double glazed door to-

**Entrance Hallway**  
Radiator. Carpet.

**Cloakroom**  
Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window.

**Study/Bedroom 4**  
8'9 x 8'7 (2.67m x 2.62m)  
Radiator. Carpet. Double glazed window to front aspect.

**Sitting Room Area**  
12'9 x 11'11 (3.89m x 3.63m)  
Radiator. Carpet. Fireplace surround with mantel above and inset gas fire. Double glazed window to rear aspect.

**Dining Area**  
10'0 x 9'9 (3.05m x 2.97m)  
Radiator. Carpet. Double glazed window to rear aspect.

**Double Glazed Conservatory**  
10'10 x 8'8 (3.30m x 2.64m)  
Tiled flooring. Double glazed windows to rear and side. Double glazed double doors to rear aspect.

**Kitchen/Breakfast Room**  
15'1 x 9'9 (4.60m x 2.97m)  
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surround worksurfaces with cupboards and drawers under. Inset four ring gas hob with double oven under. Integrated fridge freezer and dishwasher. Range of wall mounted units and concealed extractor. Radiator. Double glazed window to front and side aspect.

**Utility Room**  
9'10 x 5'0 (3.00m x 1.52m)  
Single drainer sink units with cupboards under. Space and plumbing for washing machine and tumble dryer. Wall mounted units and wall mounted gas boiler. Store cupboard. Radiator. Double glazed door to side aspect.

**Stairs from Ground to First Floor Landing**  
Radiator. Linen cupboard. Access to loft (not inspected). Double glazed window to side aspect.

**Master Bedroom**  
14'1 x 11'0 (4.29m x 3.35m)  
Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect with far reaching views towards the South Downs.

**En-Suite Shower Room/WC**  
Shower cubicle with wall mounted shower. Wall mounted wash hand basin set in vanity unit. Low level WC. Shaver point. Radiator. Velux windows to side aspect.

**Bedroom 2**  
9'9 x 7'11 (2.97m x 2.41m)  
Radiator. Carpet. Eaves storage. Double glazed window to front aspect.

**Bedroom 3**  
9'0 x 8'3 (2.74m x 2.51m)  
Radiator. Built in wardrobe. Carpet. Eaves storage. Double glazed window to front aspect.

**Bathroom/WC**  
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Carpet. Part tiled walls. Frosted double glazed window.

**Outside**  
There is a small walled rear garden with gated side access.

**Parking**  
A generous driveway to the side provides ample off street parking and leads to-

**Double Garage**  
15'95 x 15'79 (4.57m x 4.57m)  
Remote up and over door. Electric power and light.

**EPC = C**

**Council Tax Band = E**

