



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

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.

Freehold

Guide Price £415,000 - £440,000







3/4 Bedroom **T**

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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Main Features	Entrance Frosted double glazed door to-	Outside There is a small walled rear garden with gated side access.
Detached House	Entrance Hallway Radiator. Carpet.	Parking A generous driveway to the side provides ample off street parking and lea
Three/Four Bedrooms	Cloakroom Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window.	Double Garage 15'95 x 15'79 (4.57m x 4.57m)
Cloakroom	Study/Bedroom 4	Remote up and over door. Electric power and light. EPC = C
 Sitting/Dining Room 	8'9 x 8'7 (2.67m x 2.62m) Radiator. Carpet. Double glazed window to front aspect.	EPC – C Council Tax Band = E
Double Glazed Conservatory	Sitting Room Area 12'9 x 11'11 (3.89m x 3.63m)	
 Kitchen/Breakfast Room 	Radiator. Carpet. Fireplace surround with mantel above and inset gas fire. Double glazed window to rear aspect.	
Utility Room	Dining Area	Approx Gross Internal A 129 sq m / 1384 sq ft
• En Suite Shower Room/WC	10'0 x 9'9 (3.05m x 2.97m) Radiator. Carpet. Double glazed window to rear aspect.	
& Bathroom/WC	Double Glazed Conservatory 10'10 x 8'8 (3.30m x 2.64m)	
 Driveway and Garage 	Tiled flooring. Double glazed windows to rear and side. Double glazed double doors to rear aspect.	Double Glazed
• CHAIN FREE	Kitchen/Breaskfast 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.	Conservatory 2.65m x 3.30m 8'3' x 10'10'
	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.	Sitting Room Area 3.89m x 3.64m 12'9" x 11'11" TOWN 51 4
	Stairs from Ground to First Floor Landing Radiator. Linen cupboard. Access to loft (not inspected). Double glazed window to side aspect.	Cloakroom
	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.	Hallway 3.04m × 5.68m 100" × 18"8"
	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.	Kitchen/ Breakfast Room 2.96m × 4.60m 9'9" × 15'1"
	Bedroom 2 9'9 x 7'11 (2.97m x 2.41m) Radiator. Carpet. Eaves storage. Double glazed window to front aspect.	Study/Bedroom 4 2.62m x 2.66m 87" x 8'9"
	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.	Ground Floor Approx 76 sq m / 814 sq ft
	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.	Denotes head height below 1.5m This floorplan is only for illustrative purposes and is not to scale. Measurements of and no responsibility is taken for any error, omission or mis-statement. Icons of iter may not look like the real items. Made with M

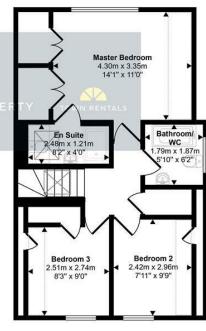
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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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rnal Area sq ft



First Floor Approx 53 sq m / 570 sq ft

ents of rooms, doors, windows, and any items are approximate of items such as bathroom suites are representations only and with Made Snappy 360.