



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



2 Bathroom

Guide Price
£280,000 - £290,000



38 Meadowsweet Lane, Stone Cross, Pevensey, BN24 5GB

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This exceptional two-bedroom semi-detached home is located within the highly sought-after Bellway Homes development in Stone Cross. Beautifully presented throughout, the property features a spacious lounge with French doors opening onto a private garden, a contemporary fitted kitchen, a convenient ground floor WC, and an En suite to the principal bedroom. Additional highlights include two generously sized double bedrooms, a modern family bathroom and off-road parking. Ideally positioned, the home provides easy access to Pevensey train station and is within walking distance of local shops and schools. An internal inspection comes highly recommended.



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Stone Cross, Pevensey, BN24 5GB

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Main Features

- Semi Detached House
- Two Double Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge/Dining Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Allocated Parking Space
- Lawn and Patio Rear Garden
- Gas Central Heating & Double Glazing Throughout

Entrance
Double glazed front door to-

Hallway
Radiator. Door to cloakroom. Opening to-

Kitchen
10'1 x 6'1 (3.07m x 1.85m)
Fitted range of wall and base units, surrounding worktops with inset one and a half bowl stainless steel sink unit with mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer, washing machine and dishwasher. Double glazed window to front aspect.

Ground Floor Cloakroom
Low level WC with concealed cistern. Wall mounted wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

Lounge/Dining Room
15'5 x 13'3 (4.70m x 4.04m)
Two radiators. Carpet. Understairs storage cupboard. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Carpet. Radiator. Access to loft (not inspected).

Bedroom 1
13'8 x 8'0 (4.17m x 2.44m)
Radiator. Carpet. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC with concealed cistern. Heated towel rail. Frosted double glazed window.

Bedroom 2
10'4 x 8'10 (3.15m x 2.69m)
Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Wall mounted wash hand basin with mixer tap. Low level WC with concealed cistern. Part tiled walls. Heated towel rail.

Parking
There is an allocated parking space in front of the property.

Outside
The rear garden is mainly laid to lawn with a patio area adjoining the house. The garden has fenced boundaries and there is a gate for side access.

AGENTS NOTE:
There is an estate charge of £180 payable half yearly. (£360 per annum).

EPC = B

COUNCIL TAX BAND = C