

5 Mill Villas, Beggars Lane,
Stone Cross, BN24 5EA

Freehold

£575,000



2 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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Located along an exclusive lane in Stone Cross, this impressive and immaculately presented detached chalet style property where far reaching views towards the sea and South Downs can be enjoyed. Set amongst delightful mature rear gardens, the property has two bedrooms and benefits from luxurious ground and first floor shower room/wc's. The spacious sitting room and the dining/garden room both open onto a generous decking area and the property is further complimented with a fitted modern kitchen with integrated appliances. There is an adjoining integral garage with parking in front whilst double glazing and gas fired central heating and radiators extend throughout. Stone Cross Village shops and amenities can be found within close walking distance and the surrounding Villages of Westham and Hankham are also easily accessible.

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Main Features

- Impressive Detached Chalet
- 2 Bedrooms
- Ground Floor Shower Room/WC
- Sitting Room
- Modern Kitchen
- Garden/Dining Room
- En Suite Shower Room/WC
- Mature Garden Approx 100ft with Far Reaching Views Towards Sea
- Driveway & Integral Garage

Entrance
Covered entrance with frosted double glazed composite door to-

Hallway
Radiator. Understairs cupboard. Engineered oak flooring. Frosted double glazed window.

Modern Ground Floor Shower Room/WC
Large walk in shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Radiator. Frosted double glazed window.

Bedroom 2/Study
Radiator. Wood laminate flooring. Fitted wardrobes. Double glazed window to rear aspect.

Sitting Room
16'7 x 13'7 (5.05m x 4.14m)
Radiator. Engineered oak flooring. Decorative fireplace with mantel above and inset electric fire. Double glazed windows to rear aspect. Double glazed double doors to decked area with far reaching views.

Modern Kitchen
12'11 x 10'3 (3.94m x 3.12m)
Range of units comprising 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 induction hob with extractor over. Eye level electric oven and microwave. Integrated fridge freezer, dishwasher and washing machine. Range of wall mounted units. Radiator. Tiled flooring. Double glazed window to front and rear aspect.

Garden/Dining Room
10'10 x 10'7 (3.30m x 3.23m)
Radiator. Karndean flooring. Wall mounted electric radiator. Door to garage. Double glazed window to rear aspect. Double glazed double doors to rear garden.

Stairs from Ground to First Floor Landing
Carpet. Frosted double glazed window. Fitted wardrobe cupboard.

Master Bedroom
16'3 x 13'7 (4.95m x 4.14m)
Radiator. Carpet. Built in wardrobe. Eaves storage cupboard. Double glazed window to rear aspect.

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Heated towel rail. Tiled flooring. Frosted double glazed window.

Outside
The stunning rear gardens are on outstanding feature of this property extending to approximately 100' and being laid to lawn and decking and stocked with trees, flowers and shrubs

Parking
A block paved driveway to the front provides off street parking and leads to the-

Integral Garage
20'4 x 10'3 (6.20m x 3.12m)
Remote roller door. Light and power. Wall mounted gas boiler. Fire sprinkler system. Further appliance space for tumble dryer, fridge and freezer.

AGENTS NOTE
£25 per calendar month is paid to Mill Villas Residents Association Ltd.

EPC = C

COUNCIL TAX BAND = E

