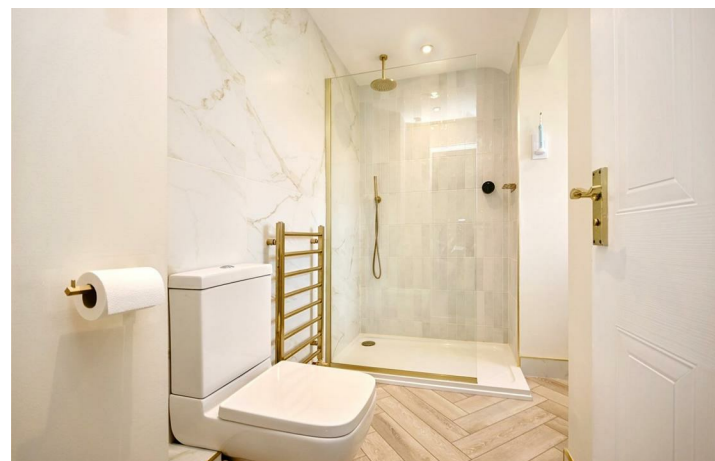
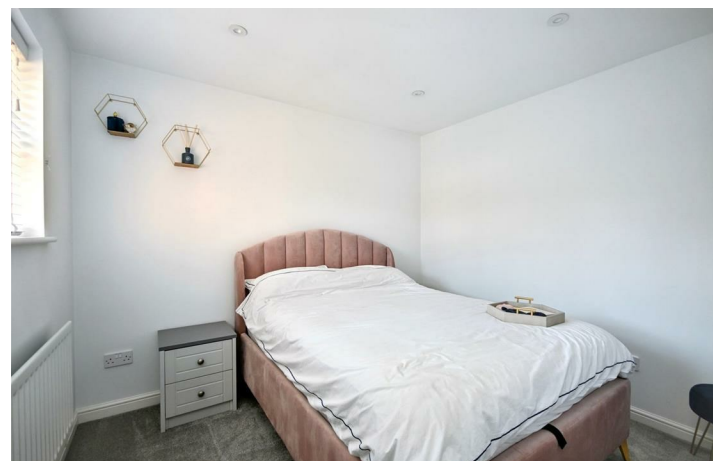
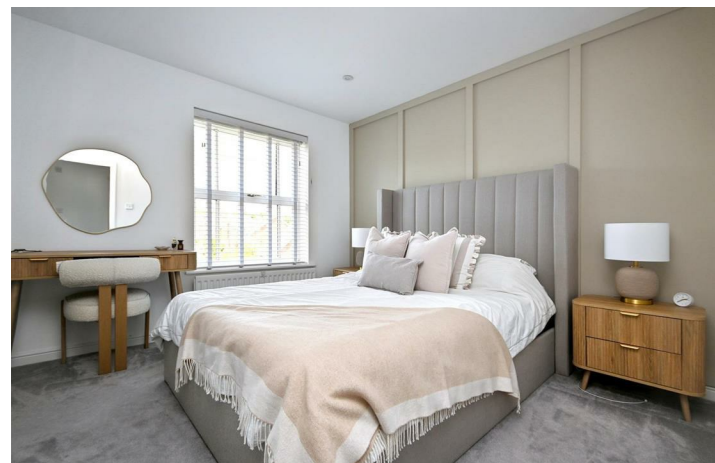


46 Beechfield Close,
Stone Cross, Pevensey
BN24 5FH

Freehold

Offers In Excess Of:
£400,000



3 Bedroom 1 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.



TOWN PROPERTY



01323 412200

Freehold

Offers In Excess Of:
£400,000

3 Bedroom 1 Reception 2 Bathroom



46 Beechfield Close, Stone Cross, Pevensey, BN24 5FH

Offers In Excess If: £400,000

Immaculately presented three bedroom detached home nestled within the tranquil and highly desirable Fox's Hollow development in Stone Cross, this beautifully upgraded three bedroom detached residence offers a perfect blend of modern living and timeless charm. Impeccably presented throughout, the property features a generous open-plan living and dining area, a well appointed kitchen with adjoining utility space, and a convenient downstairs cloakroom. Upstairs, the home boasts three spacious bedrooms, including a luxurious principal suite complete with en-suite shower room and his-and-hers fitted wardrobes. Additional highlights include a stunning south facing rear garden ideal for outdoor entertaining, a private driveway offering ample off-road parking, and an integral garage with internal access for added convenience. This exceptional home is ideal for families or professionals seeking a peaceful location with excellent amenities nearby. Early viewing is highly recommended.

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46 Beechfield Close, Stone Cross, Pevensey, BN24 5FH

Offers In Excess Of: £400,000

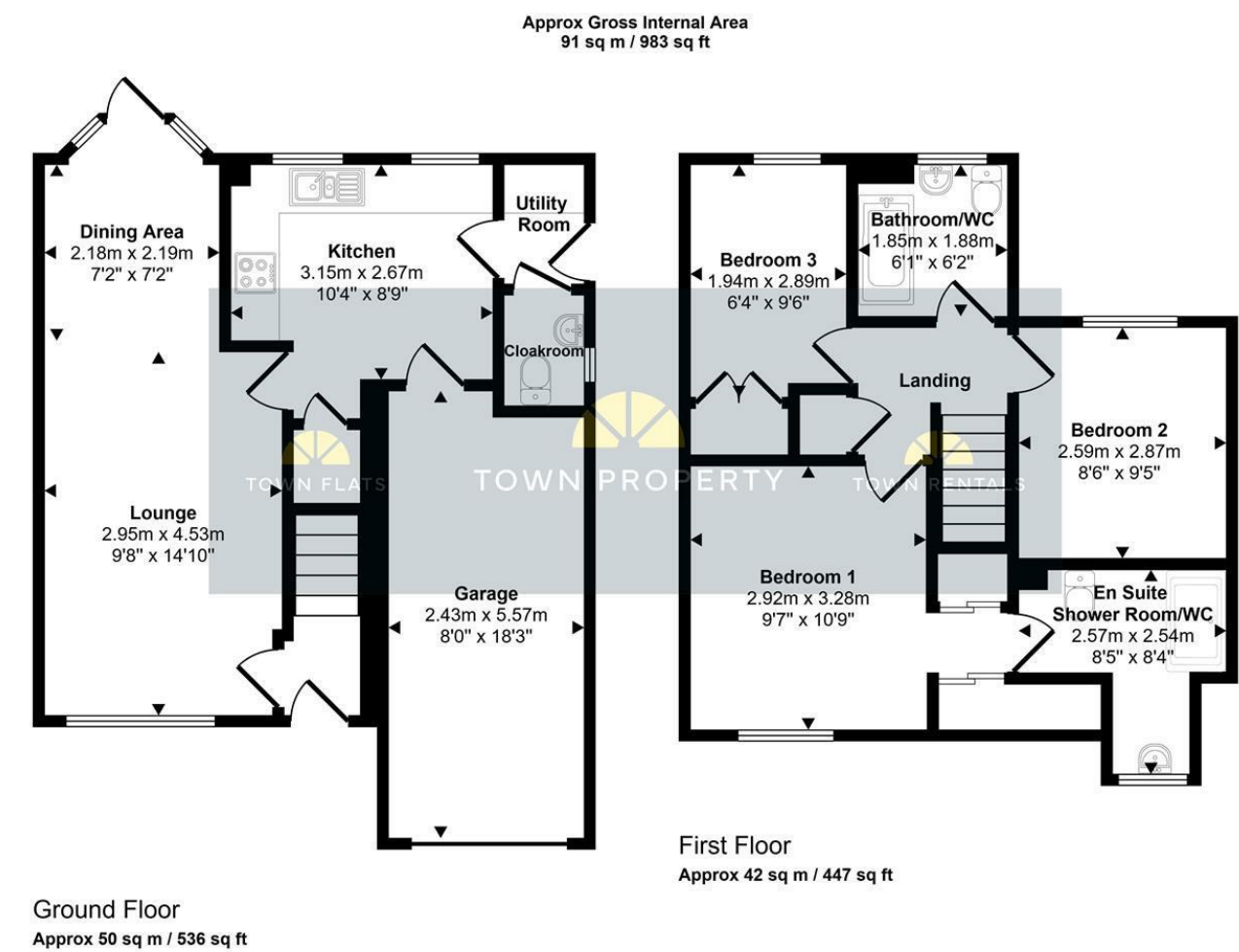
Main Features	Entrance Double glazed front door to-
• Detached House	Hallway Radiator. Decorative panelling.
• 3 Bedrooms	Lounge Area 14'10 x 9'8 (4.52m x 2.95m) Radiator. Double glazed window to front aspect. Opening to-
• Through Lounge/Dining Room	Dining Area 7'2 x 7'2 (2.18m x 2.18m) Radiator. Double glazed windows to rear. Double glazed door to garden.
• Kitchen	Kitchen 10'4 x 8'9 (3.15m x 2.67m) Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap with part tiled walls and cupboards and drawers under. Electric hob with electric oven under and extractor over. Integrated fridge freezer and dishwasher. Radiator. Understairs cupboard. Door to integral garage. Door to-
• Utility Room & Ground Floor Cloakroom	Utility Room Base units with worktop. Integrated washing machine. Wall mounted boiler. Double glazed door to side aspect. Door to-
• En Suite Shower Room/WC	Ground Floor Cloakroom Low level WC. Wash hand basin. Radiator. Frosted double glazed window.
• Family Bathroom/WC	Stairs from Ground to First Floor Landing Carpet. Airing cupboard. Access to loft (not inspected).
• Lawned Rear Garden	Bedroom 1 10'9 x 9'7 (3.28m x 2.92m) Carpet. Decorative panelling. Radiator. His and hers mirrored built in wardrobes. Double glazed window to front aspect. Door to-
• Driveway	En Suite Shower Room/WC Walk in shower cubicle with shower screen. Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit below. Heated towel rail.
• Integral Garage	Bedroom 2 9'5 x 8'6 (2.87m x 2.59m) Carpet. Radiator. Double glazed window to rear aspect.
	Bedroom 3 Carpet. Radiator. Built in wardrobe. Double glazed window to rear aspect.
	Bathroom/WC Panelled bath. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

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

Parking
A driveway at the front of the property provides off road parking for multiple vehicles.

Integral Garage
18'3 x 8'0 (5.56m x 2.44m)
Up and over door. Light and power.

Council Tax Band = E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.