

7 Tillingham Way,
Stone Cross, Pevensey,
BN24 5PS

Freehold

£490,000



4 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.



TOWN PROPERTY



01323 412200

Freehold

4 Bedroom 2 Reception 2 Bathroom

£490,000



7 Tillingham Way, Stone Cross, Pevensey, BN24 5PS4

Located just a short walk from local shops and the school in Stone Cross, this beautifully presented Redrow built home offers spacious and versatile accommodation, perfect for family living. The property features four well proportioned bedrooms and two generous reception rooms, with a large conservatory that stands out as a key highlight. The modern kitchen/breakfast room is well equipped and complemented by an adjoining utility room for added convenience. Additional benefits include a cloakroom, En Suite to the principal bedroom and a family bathroom/WC. The South Westerly facing rear garden is mainly laid to lawn and enhanced with fruit trees and mature shrubs, offering a peaceful outdoor retreat. Gated side access leads to the front, where there is off road parking via a driveway and an integral garage. Ideally positioned, the home offers easy access to Polegate mainline railway station, the market town of Hailsham and the nearby villages of Hankham and Westham.

www.town-property.com info@town-property.com

7 Tillingham Way, Stone Cross, Pevensey, BN24 5PS

£490,000

Main Features

• Detached House

• Cloakroom

• Sitting Room & Dining Room

• Double Glazed Conservatory

• Kitchen/Breakfast Room

• Utility

• En Suite Shower Room/WC
& Family Bathroom/WC

• South Westerly Facing
Lawned Rear Garden

• Driveway

• Integral Garage

Entrance
Sliding double glazed door to-

Entrance Porch
Inner door to-

Hallway
Radiator. Tiled floor. Frosted double glazed window.

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

Sitting Room
15'9 x 11'7 (4.80m x 3.53m)
Carpet. Radiator. Gas point. Double glazed window to front aspect. Double doors to-

Dining Room
12'8 x 9'9 (3.86m x 2.97m)
Carpet. Radiator. Double glazed sliding door to-

Double Glazed Conservatory
15'10 x 12'4 (4.83m x 3.76m)
Tiled flooring. Double glazed windows. Double glazed double doors to rear aspect.

Kitchen/Breakfast Room
14'3 x 9'0 (4.34m x 2.74m)
Range of units comprising of 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 gas hob. Eye level oven and grill. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Tiled flooring. Radiator. Double glazed window to rear aspect.

Utility Room
8'10 x 5'0 (2.69m x 1.52m)
Single drainer sink unit and mixer tap with surrounding worksurfaces and cupboards under. Space and plumbing for washing machine. Wall mounted boiler. Store cupboard. Tiled flooring. Door to integral garage. Door to rear.

Stairs from Ground to First Floor Landing
Airing cupboard. Access to loft (not inspected).

Bedroom 1
12'11 x 9'9 (3.94m x 2.97m)
Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to front aspect.

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Shaver point. Radiator. Wood laminate flooring. Frosted double glazed window.

Bedroom 2
10'6 x 9'4 (3.20m x 2.84m)
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 3
11'0 x 7'0 (3.35m x 2.13m)
Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Bedroom 4
8'7 x 7'5 (2.62m x 2.26m)
Radiator. Wood laminate flooring. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap, shower screen and shower attachment. Wash hand basin. Low level WC. Shaver point. Radiator. Wood laminate flooring. Frosted double glazed window.

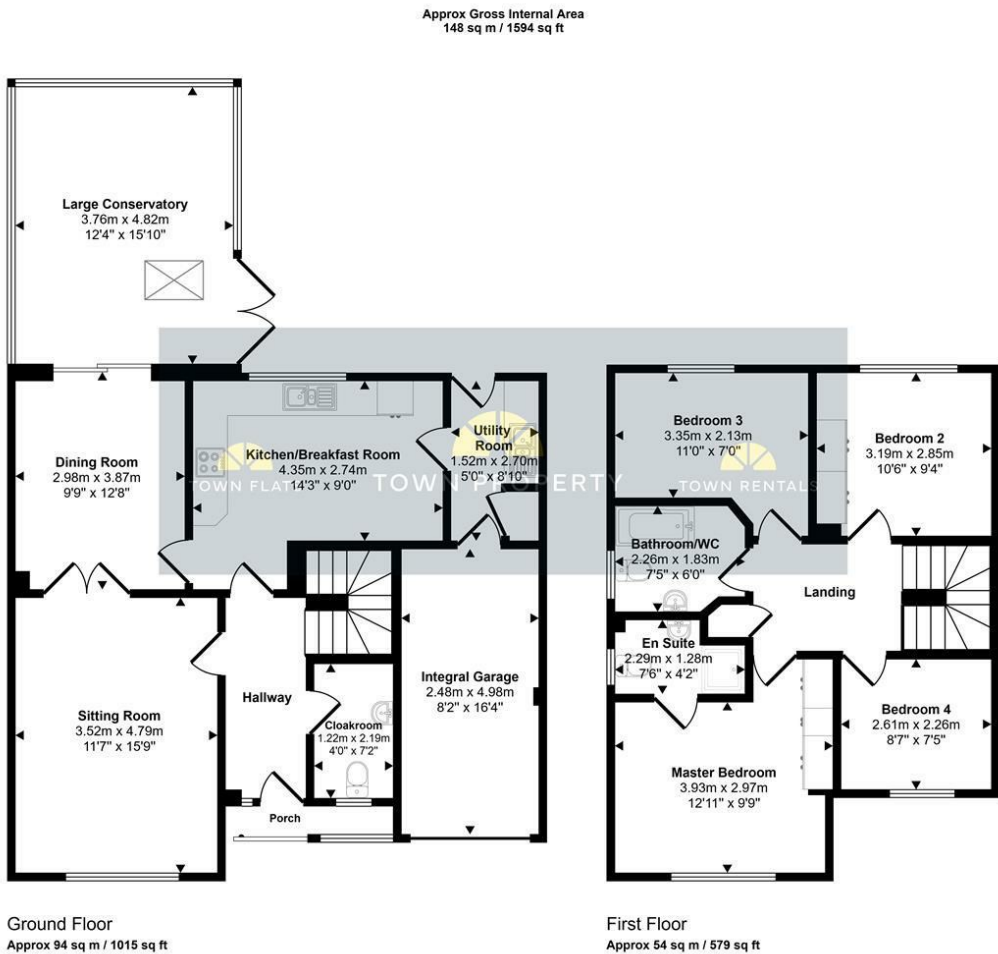
Outside
The mature rear garden enjoys a pleasant South Westerly aspect and are predominately laid to lawn. Complimented further by planted fruit trees, there is also gated side access.

Parking
A driveway to the front provides off street parking and leads to the integral garage.

Integral Garage
16'4 x 8'2 (4.98m x 2.49m)
Up and over door. Light.

COUNCIL TAX BAND = E

EPC = C



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.

www.town-property.com | [E. info@town-property.com](mailto:info@town-property.com) | T. 01323 412200

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.