



TOWN PROPERTY



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Freehold

Guide Price

£315,000 - £325,000



3 Bedroom



1 Reception



2 Bathroom



13 Orwell Close, Stone Cross, Pevensey, BN24 5QW

*** GUIDE PRICE £315,000 - £325,000 ***

Tucked away in a quiet cul de sac in the popular Stone Cross area, this well maintained three bedroom semi detached home sits on a generous corner plot with a wraparound garden, offering fantastic outdoor space and privacy. The property features a large, bright living room that flows through a charming archway into a modern open plan kitchen/dining area, creating a sociable and welcoming ground floor layout. Upstairs, there are two double bedrooms, including a main bedroom with En suite shower room, a third single bedroom and a well appointed family bathroom. Outside, the spacious garden surrounds the property on two sides, providing multiple seating and play areas, ideal for families or garden enthusiasts. Additional benefits include a garage with power and an electric vehicle charging point, a driveway for two cars and further residents parking available nearby. Located close to local schools, shops, parks and transport links, this home offers comfort, convenience and room to grow in a sought after neighbourhood.



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Stone Cross, Pevensey
BN24 5QW

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Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Lounge
- Kitchen/Dining Area
- En Suite Shower Room/WC
- Family Bathroom/WC
- Wrap Around Rear Garden
- Driveway with EV Charging Point
- Garage

Entrance

Double glazed UPVC door to-

Hallway

Door into-

Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.

Lounge

15'9 x 13'9 (4.80m x 4.19m)

Carpet. Radiator. Understairs storage. Double glazed window to front aspect. Archway to-

Kitchen/Dining Area

15'10 x 9'3 (4.83m x 2.82m)

Fitted range of wall and base units, surrounding Quartz worktops with inset one and a half bowl sink unit and mixer tap with extendable hose. Inset four ring gas hob with electric oven under and extractor over. Integrated fridge, freezer and washing machine. Breakfast bar. Part tiled walls and splashback. Tiled flooring with underfloor heating. Double glazed double doors to garden.

Stairs from Ground to First Floor Landing

Carpet. Radiator. Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Bedroom 1

9'1 x 8'10 (2.77m x 2.69m)

Carpet. Radiator. Built in wardrobe. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC

Shower cubicle. Low level WC. Pedestal wash hand basin. Radiator. Towel rail. Tiled flooring.

Bedroom 2

9'9 x 8'6 (2.97m x 2.59m)

Carpet. Radiator. Double glazed window to rear aspect.

Bedroom 3

6'6 x 6'5 (1.98m x 1.96m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Tiled flooring. Frosted double glazed window.

Outside

The wrap around garden features areas of lawn, patio and shingle. Hot tub included. Access to the-

Garage

Up and over door. Power and light.

Parking

There is a drive way in front of the garage with parking for two vehicles. There is also an EV charging point.

COUNCIL TAX BAND = D

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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.