Freehold



Guide Price £275,000-£285,000



78 Towers Road, Stone Cross, Pevensey, BN24 5HZ

GUIDE PRICE £275,000 to £285,000

An extremely well presented two bedroom semi detached house forming part of this modern development in Stone Cross. Being sold CHAIN FREE the house benefits from two double bedrooms, one with an En Suite shower room/wc, a further bathroom/wc, fitted kitchen with integrated appliances, ground floor cloakroom and a lounge that opens onto the rear garden. There are two tandem parking spaces, double glazing and gas central heating. An internal inspection comes highly recommended.

78 Towers Road. Stone Cross, Pevensey, **BN24 5HZ**

Guide Price £275,000-£285,000

Main Features

Entrance Front door to-

· Semi Detached House

Hallway

· Two Double Bedrooms

Radiator. Stairs to first floor.

Cloakroom

Cloakroom

Lounge

Low level WC. Wash hand basin with mixer tap. Radiator. Inset spotlights. Frosted double glazed window.

Kitchen

Lounge

15'2 x 12'9 (4.62m x 3.89m)

• En Suite Shower Room/WC

Inset spotlights. Radiator. Understairs cupboard. TV point. Double glazed french doors to rear garden.

· Family Bathroom/WC

Kitchen

· Lawned Rear Garden

9'7 x 5'11 (2.92m x 1.80m)

Driveway

Modern range of fitted wall and base units, surrounding worktops with inset one and a half bowl stainless steel sink unit and mixer tap. Inset four ring gas hob with with electric oven under and extractor over. Frosted glass splashback. Integrated fridge freezer, washing machine and dishwasher. Inset spotlights. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing

Radiator. Loft access (not inspected).

Bedroom 1

12'9 x 8'4 (3.89m x 2.54m)

Radiator. Built in cupboard. Inset spotlights. Double glazed window.

Redroom 2

9'8 x 9'4 (2.95m x 2.84m)

Radiator. Inset spotlights. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin with mixer tap. Heated towel rail. Extractor fan. Shaver point.

Bathroom/WC

White suite comprising of panelled bath with mixer tap, shower screen and wall mounted shower. Low level WC. Wall mounted wash hand basin with mixer tap. Heated towel rail. Extractor fan. Inset spotlights.

Outside

The rear garden is mainly laid to lawn with an area of patio. There is a wooden shed and gated side access.

Parking

There is a tandem driveway to the side of the property providing off road parking for two vehicles

COUNCIL TAX BAND = C

EPC = B

www.town-property.com | E. info@town-property.com | T. 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.