



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

## £309,950



### 30 Mallow Drive, Stone Cross, BN24 5GR

Forming part of the 'Mill Valley' development built in recent years by Persimmon Homes, this attractive townhouse is located on the borders of Stone Cross and Westham Villages. Having three double bedrooms, the property features a spacious sitting/dining room, a fitted kitchen/breakfast room and a useful cloakroom. The generous bedrooms are arranged over the first and second floor with the ensuite facilities to the master bedroom and a family bathroom/wc complimenting this most appealing property. The rear garden is laid to lawn and patio whilst enjoying a Southerly aspect and to the front is a block paved driveway providing off street parking. The railway in Westham high street and local shops and schools in both Villages can also be found nearby. The historic Pevensey Castle and Eastbourne's exciting marina development are also easily accessible.



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Stone Cross,  
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Main Features

- End Terraced Townhouse
- 3 Double Bedrooms
- Cloakroom
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Family Bathroom/WC
- En-Suite Shower Room/WC to Master Bedroom
- Southerly Facing Lawned Rear Garden
- Driveway for 2 Cars

Entrance Hall

Radiator. Luxury vinyl flooring. Inner door to-

Cloakroom

Close coupled WC. Pedestal wash hand basin. Radiator. Extractor fan.

Sitting/Dining Room

14'5 x 11'7 (4.39m x 3.53m)

Radiator. Understairs storage cupboard. Double glazed window to front aspect.

Kitchen/Breakfast Room

11'6 x 8'7 (3.51m x 2.62m)

One and a half bowl single drainer sink unit inset into contoured work surfaces with matching upstands. High gloss drawer and base units with matching range of wall mounted cupboards over. Built in electric oven and four ring gas hob. Space for dishwasher, washing machine and fridge freezer. Radiator. Luxury vinyl flooring. Double glazed window and double doors to rear garden.

Stairs from Ground to First Floor Landing:

Radiator.

Bedroom 2

11'9 x 10'2 (3.58m x 3.10m)

Radiator. Double glazed window to front aspect.

Bedroom 3

11'8 x 8'10 (3.56m x 2.69m)

Radiator. Double glazed window to rear aspect with views across adjoining fields.

Family Bathroom/WC

White suite comprising of bath, pedestal wash hand basin and close coupled WC. Radiator. Part tiled walls. Extractor fan. Frosted double glazed window.

Stairs from First to Second Floor Landing:

Eaves storage cupboard.

Master Bedroom

12'10 x 8'4 (3.91m x 2.54m)

Radiator. Access to loft (not inspected). Wardrobe. Double glazed window to front aspect with distant views towards nearby fields. Door to-

En-Suite Shower Room/WC

Fully tiled shower cubicle. Closed coupled WC. Pedestal wash hand basin. Radiator. Double glazed window to rear aspect.

Outside

The Southerly facing rear garden is secluded and arranged with lawned and patio areas.

Parking

A block paved driveway to the front of the house provides off street parking.

Agents Note:

There is a management charge of approximately £315 per annum.

Council Tax Band = D

EPC = B

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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.