

17 Anderida Close,  
Stone Cross,  
Pevensey, BN24 5JX

Freehold

£490,000



4 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto: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



17 Anderida Close, Stone Cross, Pevensey, BN24 5JX

A stunning 4 bedroom detached house enviably situated in this cul-de-sac setting in Stone Cross. Occupying a secluded plot on the development the house provides spacious and versatile accommodation comprising of 2 separate reception rooms, a wonderful fitted kitchen with integrated appliances, ground floor cloakroom/utility room and further home office/study/bedroom 5. The first floor comprises of 4 double bedrooms, the master with an en-suite shower room/WC and further bathroom/WC. The rear garden is mainly laid to lawn and there is a garage with driveway. The house is presented to an incredibly high standard and an internal inspection comes highly recommended.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)

**Main Features**

- Stunning Detached House Located In Stone Cross
- 4 Bedrooms
- Ground Floor Cloakroom
- Lounge & Dining Room
- Fitted Kitchen
- Office/Study/Bedroom 5
- En-Suite Shower Room/WC & Further Modern Bathroom/WC
- Lawned & Patio Garden
- Garage & Off Road Parking
- CHAIN FREE

**Entrance**

Entrance door to -

**Hallway**

Built-in cupboard. Inset spotlights. Wood effect flooring. Stairs to first floor. Understairs cupboard.

**Office/Study/Bedroom 5**

9'9 x 8'7 (2.97m x 2.62m)

Inset spotlights. Wood effect flooring.

**Lounge**

15'6 x 12'8 (4.72m x 3.86m)

Radiator. Television point. Door to dining room. Double glazed French doors to garden.

**Dining Room**

12'6 x 10'5 (3.81m x 3.18m)

Radiator. Wood effect flooring. Double glazed French doors to garden. Opening to kitchen and door to lounge.

**Fitted Kitchen**

15'4 x 10'8 (4.67m x 3.25m)

Wonderful range of fitted wall and base units. Silestone worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with glass splashback and extractor cooker hood above. 'Eye' level double oven. Integrated fridge/freezer, washing machine and dishwasher. Inset spotlights. Radiator. Wood effect flooring. Radiator. Double glazed window. Opening to dining room.

**Stairs from Ground to First Floor Landing:**

Radiator. Built-in cupboard. Loft access (not inspected).

**Bedroom 1**

16'0 x 11'10 (4.88m x 3.61m)

Radiator. Television point. Double glazed window to front aspect. Door to -

**En-Suite Shower Room/WC**

White suite comprising shower cubicle. Low level WC. Wash hand basin with chrome mixer tap. Part tiled walls. Chrome heated towel rail. Inset spotlights. Extractor fan. Shaver point. Frosted double glazed window.

**Bedroom 2**

10'8 x 10'8 (3.25m x 3.25m)

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

**Bedroom 3**

12'11 x 10'6 (3.94m x 3.20m)

Radiator. Built-in double wardrobe. Double glazed window to rear aspect.

**Bedroom 4**

12'5 x 8'4 (3.78m x 2.54m)

Radiator. Double glazed window to rear aspect.

**Modern Bathroom/WC**

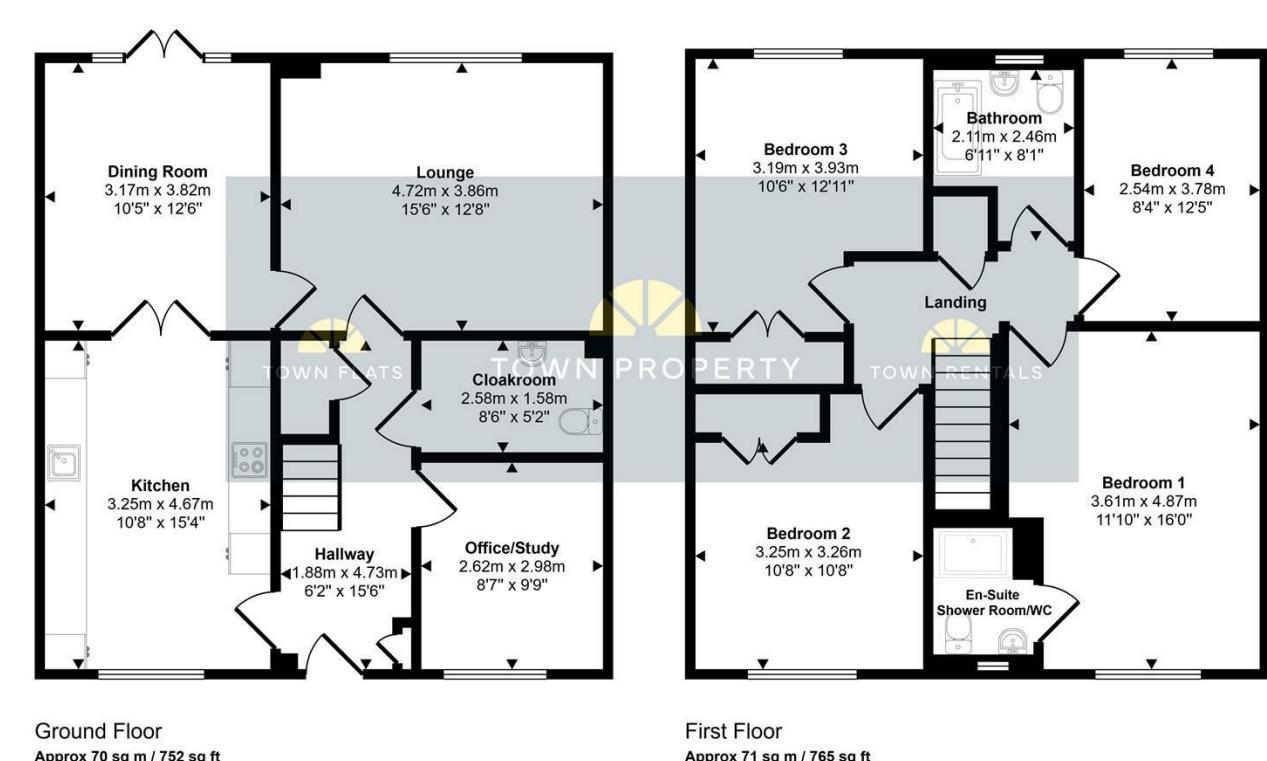
White suite comprising panelled bath with chrome mixer tap, shower over with rainwater shower head and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Chrome heated towel rail. Inset spotlights. Shaver point. Frosted double glazed window.

**Outside**

The enclosed rear garden is mainly laid to lawn with an area of patio. There is gated access to the garage.

**Parking**

There is a garage with up &amp; over door. Further parking in the front.

**EPC = B****Council Tax Band = E**Approx Gross Internal Area  
141 sq m / 1517 sq ft

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.