



28 Woodsage Way, Stone Cross, Pevensey, BN24 5FU

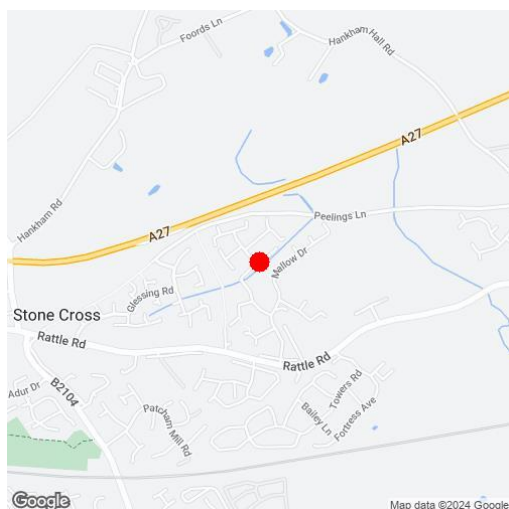
Offers in Excess of £350,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A modern and spacious four bedroom semi detached house located in the sought after Stone Cross area of Pevensey with excellent access to local schools, shops, bus routes and parks. This delightful property enjoys well presented accommodation throughout which comprises entrance hall, sitting room overlooking the rear garden, open plan kitchen / dining room & downstairs wc. There are three bedrooms and a family bathroom to the first floor with stairs rising to the second floor landing with door to main bedroom which boasts an en-suite shower room. The property has the added benefits of double glazing, gas central heating system, garden to the rear and driveway at the front of the property providing off road parking spaces for two vehicles. CHAIN FREE.





### At a Glance:

- Spacious four bedroom semi-detached house
- Popular Stone cross location
- Modern kitchen/diner
- Sitting room overlooking rear garden
- Family bathroom
- En-suite shower room
- Well presented throughout
- Driveway for two vehicles
- Private rear garden
- Double glazing and gas central heating

### Accommodation:

#### ENTRANCE HALL

#### LIVING ROOM

16'7" (5.05m) x 10'4" (3.15m)

#### KITCHEN / DINING ROOM

15'2" (4.62m) x 9'8" (2.95m)

#### WC

#### FIRST FLOOR LANDING

#### BEDROOM 2

13'6" (4.11m) x 9'8" (2.95m)

#### BEDROOM 3

12'1" (3.68m) x 9'8" (2.95m)

#### BEDROOM 4

10'4" (3.15m) x 6'8" (2.03m)

#### FAMILY BATHROOM

#### SECOND FLOOR LANDING

#### BEDROOM 1

19'3" (5.87m) Max x 13'2" (4.01m) Max

#### EN SUITE SHOWER ROOM

#### OUTSIDE:

**BLOCKED PAVED DRIVEWAY FOR 2 VEHICLES**

#### REAR GARDEN

#### COUNCIL TAX:

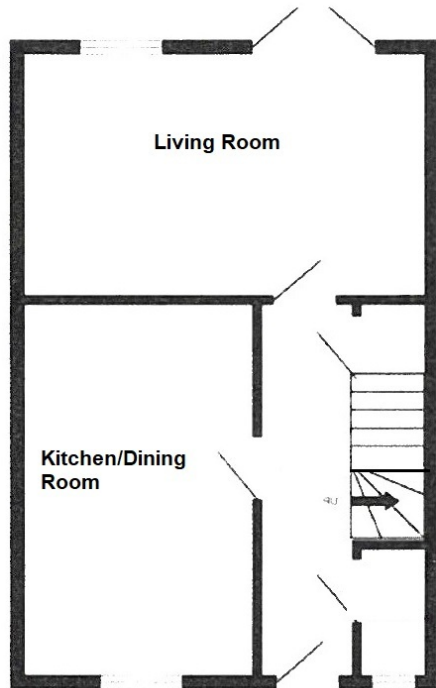
Band `D`

#### EPC:

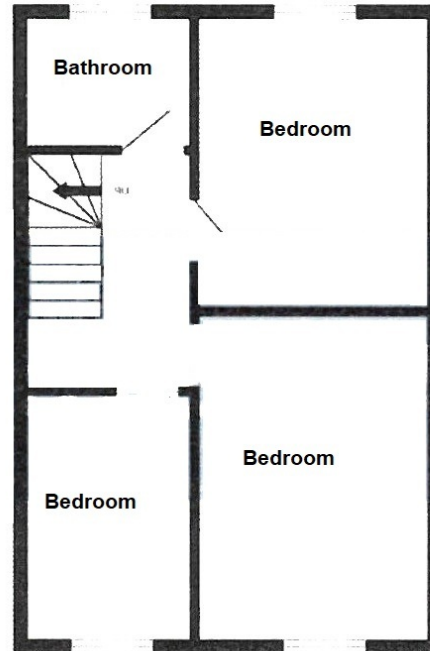
`B`



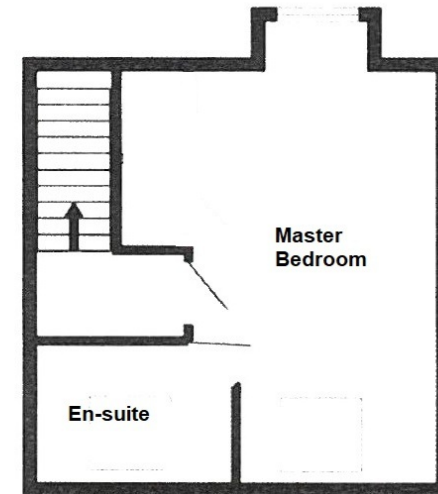
Ground Floor



First Floor



Second Floor



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)