TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

£350,000









2 Primrose Field, Stone Cross, Pevensey, BN24 5GN

This delightful three bedroomed detached property, is located in Stone Cross, on the Mill Valley development. With part clad and part brick elevations, this immaculately presented home boasts a fitted kitchen/dining room, ground floor cloakroom and both ensuite facilities and a family bathroom/wc. The rear garden is secluded and laid to lawn and is complimented further by a patio area. Attractive planted borders of mature shrubs also surround the house. Off road parking is provided by a covered car port. Stone Cross Village is easily accessible whilst the Villages of Westham & Pevensey offer shops, a school, railway station and the historic Pevensey Castle.

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Main Features

- Detached House
- 3 Bedrooms
- Lounge
- Ground Floor Cloakroom
- Kitchen/Dining Room
- Utility Room
- En Suite Shower Room/WC & Family Bathroom/WC
- Lawned Rear Garden
- Covered Car Port

Entrance
Front door to-

Hallway
Radiator. Understairs storage cupboard. Double glazed window.

Lounge
12'5 x 10'7 (3.78m x 3.23m)
Radiator. Double glazed window.

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Radiator.

Kitchen/Dining Room
17'8 x 9'4 (5.38m x 2.84m)
Fitted range of wall and base units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double electric oven. Integrated microwave. Space and plumbing for dishwasher. Radiator. Double glazed window. Double glazed patio doors to garden.

Utility Room
5'6 x 5'3 (1.68m x 1.60m)
Worktop with space and plumbing for two appliances. Radiator. Cupboard housing boiler.

Stairs from Ground to First Floor Landing
Airing cupboard. Loft access (not inspected). Double glazed window.

Bedroom 1
12'5 x 10'7 (3.78m x 3.23m)
Radiator. Double glazed window.

En Suite Shower Room/WC
Corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Two double glazed windows.

Bedroom 2
9'5 x 9'3 (2.87m x 2.82m)
Radiator. Double glazed window.

Bedroom 3
9'5 x 8'3 (2.87m x 2.51m)
Radiator. Double glazed window.

Bathroom/WC
Panelled bath with mixer tap and shower over. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house. There is a garden shed and gated access to the car port that provides off road parking.

COUNCIL TAX BAND = D

EPC = B

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.