TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 2 Bathroom

£275,000









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

Situated within a modern residential development in the popular Stone Cross area, this exceptionally well presented two bedroom semi detached house offers stylish and comfortable accommodation, ideal for a variety of purchasers. The property boasts a well appointed fitted kitchen with integrated appliances, a convenient ground floor cloakroom and a spacious lounge with direct access to the rear garden, providing an ideal space for relaxation and entertaining. The first floor offers two generously proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room/WC, complemented by a modern family bathroom. Further benefits include gas central heating, double glazing and two tandem parking spaces.

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Main Features

- Semi Detached House
- 2 Bedrooms
- Ground Floor Cloakoom
- Kitchen
- Lounge/Dining Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawned Rear Garden
- Tandem Driveway

Entrance

Hallway

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Double glazed window.

Kitchen
10'0 x 6'0 (3.05m x 1.83m)
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. Integrated fridge freezer, washing machine and dishwasher. Double glazed window to front aspect.

Lounge/Dining Room
15'3 x 13'3 (4.65m x 4.04m)
Radiator. Cupboard. Double glazed french doors to rear garden.

Stairs From Ground to First Floor Landing

Bedroom 1
10'0 x 9'7 (3.05m x 2.92m)
Radiator. Double glazed window.

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Radiator.

Bedroom 2
13'0 x 8'2 (3.96m x 2.49m)
Radiator. Cupboard. Double glazed window.

Family Bathroom/WC
Panelled bath with mixer tap and handheld shower attachment. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan.

AGENTS NOTE:
There is an annual estate charge of approximately £395.

COUNCIL TAX BAND = C

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.