



Freehold

£270,000

Guide price

2 BEDROOM

1 RECEPTION

1 BATHROOM

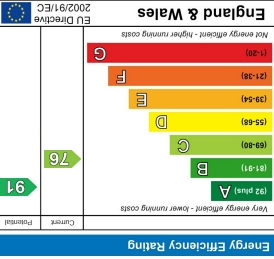
0 GARAGE

Lavant Road, Stone Cross

archer

& PARTNERS

- GUIDE £270K - £280K
- Two Double Bedrooms
- Immaculately Presented
- Turn Key Home
- Cul-De-Sac Location
- 3 Parking Spaces
- Spacious Lounge/Diner
- South-Westerly Garden
- Gas c/h & Dbl glz
- Contemporary Bathroom



48 High Street | Polegate | East Sussex | BN26 6AG

Tel: 01323 483348

www.archerandpartners.com

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Lavant Road, Stone Cross

DESCRIPTION

GUIDE PRICE £270,000 - £280,000 - SEE OUR 3D ONLINE TOUR - Ideal First Time Buy - 3-Parking Spaces - Cul-De-Sac Location - Immaculately Presented - South-Westerly Rear Garden - Vendor Suited Chain Free - Walkable To Shops & Primary School - Lounge/Diner - Kitchen - 2 Double Bedrooms - Bathroom/wc - Gas c/h & Dbl glz

Archer and Partners are delighted to bring to market this two bedroom mid terrace home considered ideal for first time buyers and is located within walking distance of Stone Cross Primary School and a convenience store. The property features a spacious lounge/diner having patio doors to the south-westerly rear garden and a nicely fitted kitchen to include an integrated oven and hob. There are two double size bedrooms - each having built-in wardrobes, bathroom/wc as well as having gas fired central heating and double glazing. Outside is a most pleasant rear garden, with additional decking ideal for relaxing and at the front, there is the advantage of three car parking spaces. This lovely home has been tastefully designed by the current owners to allow any prospective buyers a turn key home, simply pick your furniture up and move in.

Lavant Road is convenient for the popular Stone Cross Primary School, Tesco store and bus services. Further shops are at Langney Shopping Centre and Sovereign Harbour. There is a mainline railway station at Polegate, which is approximately 2.6 miles with links to Brighton, Eastbourne and London Victoria and Eastbourne is approximately 5 miles.



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- Hallway 1.14 x 2.32 (3'8" x 7'7")
- Lounge Dining Room 3.62 x 5.11 (11'10" x 16'9")
- Kitchen 2.33 x 2.32 (7'7" x 7'7")
- Landing 1.81 x 1.41 (5'11" x 4'7")
- Bedroom One 2.96 x 3.55 (9'8" x 11'7")
- Bedroom Two 2.02 x 3.23 (6'7" x 10'7")
- Bathroom 1.42 x 2.32 (4'7" x 7'7")

Outside
The front garden has an area of lawn as well as the advantage of Three Car Parking Spaces.

Rear Garden
The rear garden enjoys a most pleasant southerly-westerly aspect bordered by fencing with decking, area of lawn and a rear gate.

Council Tax
The property is in Band C. The amount payable for 2026-2027 is £2,401.70 - Wealden District Council - Pevensey/Westham parish.

The sellers inform us that the boiler, which is located in the kitchen, was changed when they moved in five years ago and is serviced yearly and is controlled from an app as well as the thermostat and the loft area has boarding.