HUNT FRAME
ESTATE AGENTS

34 Beechfield Close, Pevensey, BN24 5FH

£295,000

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An EXTREMELY WELL PRESENTED end of terrace house with TWO BEDROOMS, located in a quiet cul-de-sac in the popular Foxes Hollow development at Stone Cross. Benefitting from recently installed (Autumn 2025) double glazed windows, a refitted bathroom and double glazed CONSERVATORY, as well as TWO ALLOCATED PARKING SPACES, modern kitchen, pretty gardens and gas central heating. Situated within easy reach of local shops and amenities, including a Doctor surgery and Dentist, Chemist, Tesco Express and Public House, Adur Park and Primary School.

ENTRANCE HALL
With double glazed front door. Radiator. Stairs rising to first floor landing.

LOUNGE
14'10 x 9'9 (4.52m x 2.97m)
Double glazed window to front. Fire surround with mantle and marble effect hearth. Door to understair cupboard.

KITCHEN/DINING ROOM
13'4 x 7'11 (4.06m x 2.41m)
Double glazed window to rear. Double glazed door leading to Conservatory. Wood effect laminate flooring. Fitted in a range of eye and base level units and drawers with complimentary work surface over. Inset stainless steel sink unit with single drainer. Fitted electric oven and four ring gas hob with extractor over. Plumbing point for washing machine. Wall mounted gas fired boiler. Radiator.

CONSERVATORY
11'3 x 8' (3.43m x 2.44m)
Of double glazed construction with French doors leading to rear garden. Tiled floor.

FIRST FLOOR LANDING
Double glazed window to side. Loft access.

BEDROOM ONE
12'11 x 9'3 (3.94m x 2.82m)
Two double glazed windows to front. Built-in wardrobe. Door to airing cupboard. Radiator.

BEDROOM TWO
11'5 x 7'5 (3.48m x 2.26m)
Double glazed window to rear. Radiator.

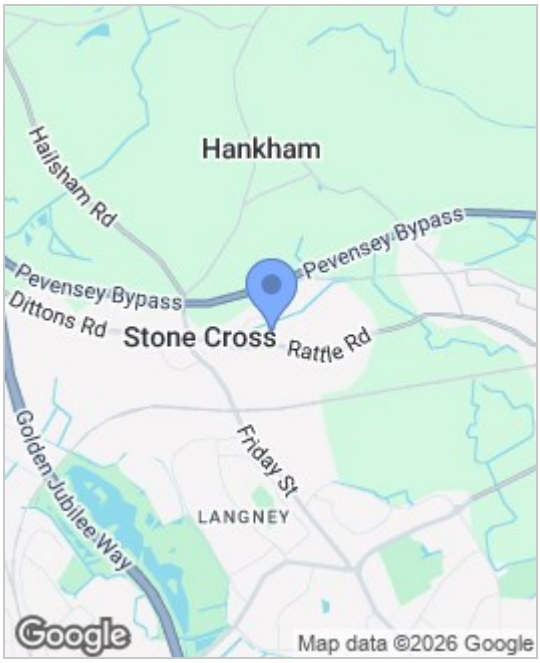
RE-FITTED BATHROM
Double glazed window to rear. Heated towel radiator. Suite comprising panelled bath with rainfall shower over. Low flush wc. Wash hand basin with vanity unit. Electric shaver point. Tiled walls.

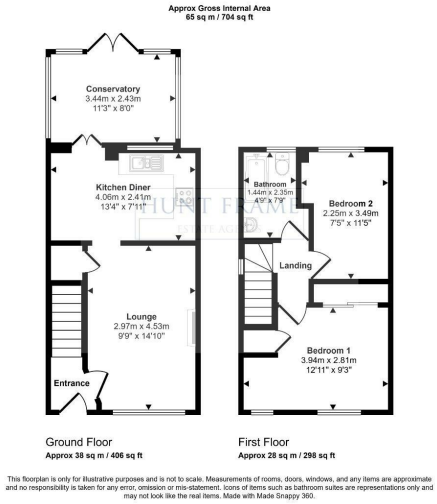
REAR GARDEN
With two areas of patio and further lawned area. Flower and shrub borders. Timber shed. Gated rear access. Steps leading up to decked seating area.

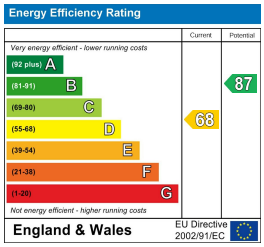
FRONT GARDEN
Steps to front door with adjacent area of lawn and well stocked flower bed.

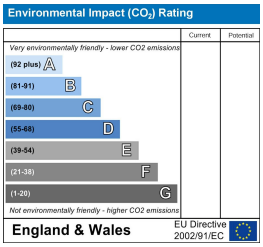
Council Tax Band C

ANTI MONEY LAUNDERING
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









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