

HUNT FRAME

ESTATE AGENTS



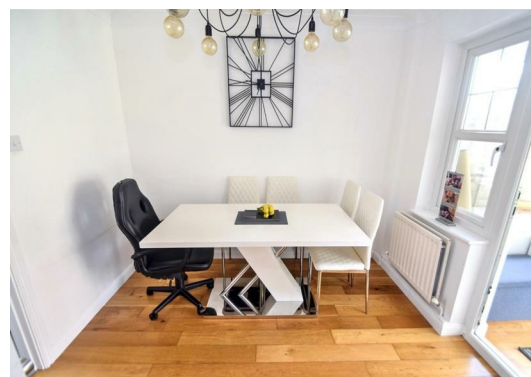
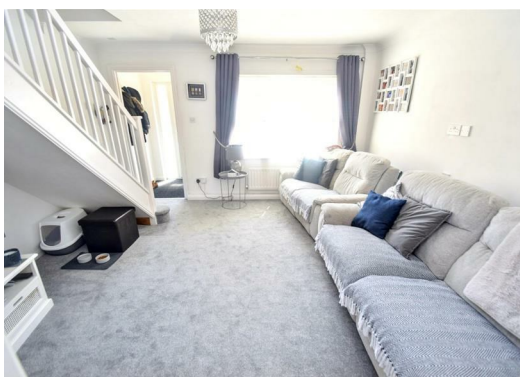
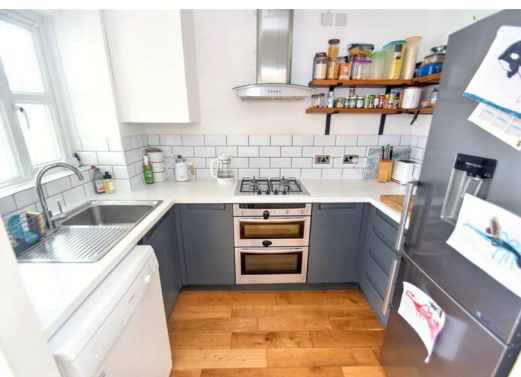
23 Clayton Mill Road, Pevensey, BN24 5PB

£250,000



A Modern TWO BEDROOM MID TERRACED HOME in the ever popular Stone Cross area of Eastbourne. Now offered CHAIN FREE with accommodation that consists of a SITTING ROOM, DINING ROOM, CONSERVATORY and UPDATED KITCHEN, with TWO BEDROOMS and a REFITTED BATHROOM to the first floor. Externally there are good sized GARDENS and TWO ALLOCATED PARKING SPACES. Highly recommended.

Stone Cross is a well established area of Eastbourne, popular with families and those seeking a quieter semi-rural pace of life without losing access to local amenities which include the well regarded primary school, local shops and green spaces. Transport links are good, with easy road access to both Eastbourne and the A27, connecting residents to Brighton, Lewes and beyond. There is a mainline station in nearby Polegate which connects across the South coast and London.



ENTRANCE PORCH

UPVC entrance door, lobby area, further door to the sitting room.

SITTING ROOM

13'4 x 12'7 (4.06m x 3.84m)
Radiator, under stairs recess, door to the dining room.

MODERN KITCHEN/DINING ROOM

13'3 x 8'6 (4.04m x 2.59m)
KITCHEN - Contemporary floor standing and wall mounted units with worktop space, inset sink unit, Victorian style tiled splashbacks, fitted double oven with hob and extractor unit above, space for a freestanding fridge/freezer, plumbing and space for a dishwasher and washing machine, UPVC double glazed window to the rear with garden views.

DINING ROOM - Oak flooring, radiator, doorway to the kitchen, UPVC double glazed window and matching door, overlooking and giving access to the conservatory.

CONSERVATORY

913 x 8'11 (278.28m x 2.72m)
Of UPVC construction with double glazed windows with views of the garden with double opening doors giving access to the same, oak flooring.

LANDING

Staircase to the first floor, airing cupboard, loft access, doors to both bedrooms and bathroom.

BEDROOM 1

11'7 x 9'6 (3.53m x 2.90m)
UPVC double glazed window to the front aspect, fitted double wardrobes, radiator, wood effect flooring.

BEDROOM 2

9'6 x 6'7 (2.90m x 2.01m)
UPVC double glazed window to the rear aspect, radiator.

FAMILY BATHROOM

Updated bathroom comprising of a panelled bath with shower unit, low level Wc and pedestal wash hand basin, fitted modern acrylic splashbacks, UPVC double glazed window to the rear.

REAR GARDEN

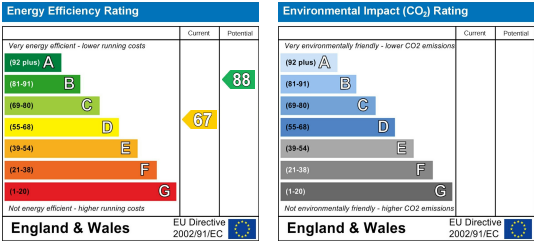
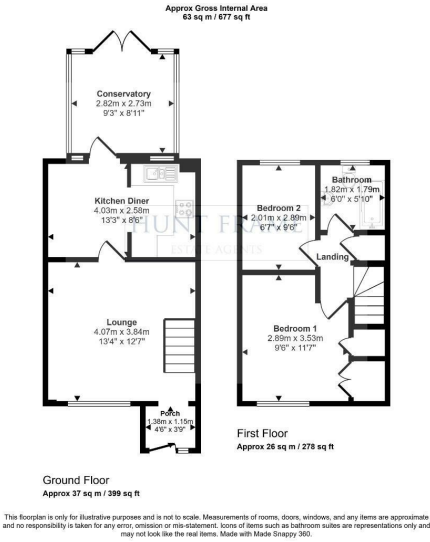
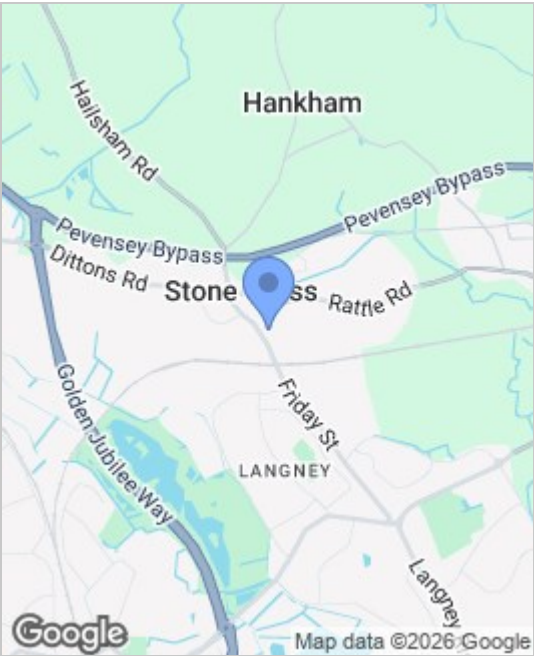
Patio area with the remainder laid to lawn, fenced boundaries, gated rear access.

PARKING

Two allocated parking spaces to the side of the property.

AGENTS NOTE

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. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



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