

# HUNT FRAME

ESTATE AGENTS



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## 19 Patcham Mill Road, Pevensey, BN24 5PA

### Price Guide £389,950



EXTENDED & IMPROVED DETACHED FAMILY HOME with excellent GROUND FLOOR ACCOMMODATION to include an ENLARGED KITCHEN with adjacent DINING AREA, a CONVERTED GARAGE that provides for a separate FAMILY ROOM/OFFICE along with a well presented SITTING ROOM and CLOAKROOM. The first floor is just as impressive with THREE DOUBLE BEDROOMS with a FAMILY BATHROOM and MASTER EN-SUITE. Outside there are good sized gardens with a decked area and COVERED OFF ROAD PARKING to the front. Highly Recommended.

Stone Cross is a popular part of Eastbourne with excellent amenities to include Doctors surgery, Dentist, small local and national shops. The local school in Stone Cross offers a pre-school and onto primary level. The amenities are within easy reach from the property with the local pub, The Red Lion offering outside seating and full food menu with St Luke's Church organising activities on a regular basis..



## ENTRANCE PORCH

Door to front. Feature double glazed opaque window to the side.

## HALLWAY

Wooden and glazed door with leaded light detail to the front. Stairs leading to the first floor, door to the sitting room.

## SITTING ROOM

15'1 x 12'3 (4.60m x 3.73m)

Double glazed window to the front aspect. Engineered wooden flooring. Two radiators. Gas fireplace with a wooden surround and mantle with a tiled hearth. Telephone point and TV point. Door to the dining area.

## DINING AREA

9'1 x 7'10 (2.77m x 2.39m)

Two double glazed windows and a double glazed door to the rear aspect with access to and overlooking the rear gardens. Tiled flooring. Radiator. Open to the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

2'02 x 7'3 (6.15m x 2.21m)

Double aspect room with a double glazed window to the rear and double glazed door to the side. Large understairs storage recess. Radiator. Tiled flooring and partially tiled walls. Wall mounted Vaillant boiler. Fully fitted with a range of wall mounted and floor standing units with space and plumbing for dishwasher and washing machine with space for a large American style fridge/freezer. Space for Range style cooker with fitted stainless steel cooker hood above. Work surfaces with an inset stainless steel one and half bowl sink unit with a mixer tap and drainer.

## OFFICE/FAMILY ROOM

15'2 x 7'1 (4.62m x 2.16m)

Dual aspect room with a double glazed window to front and sliding patio doors to the rear. Laminate flooring. Radiator.

## CLOAKROOM

Double glazed opaque window to the front. Radiator. Tiled flooring. Wash hand basin with a tiled splashback and low level W.C.

## FIRST FLOOR LANDING

Double glazed window to the side aspect. Airing cupboard. Loft access.

## MASTER BEDROOM

9'3 x 9'2 (2.82m x 2.79m)

Double glazed window to the front with far reaching views. Built in wardrobes. Radiator. Door leading to the en-suite.

## EN-SUITE

Double glazed patterned window to the side. Laminate flooring. Radiator. Suite comprising of a shower cubicle with electric shower and tiled enclosure, wash hand basin with tiled splashbacks and low level W.C.

## BEDROOM 2

9'3 x 8'4 (2.82m x 2.54m)

Double glazed window to the rear aspect. Built in wardrobes. Radiator. Picture rail.

## BEDROOM 3

14'6 x 6'0 (4.42m x 1.83m)

Double glazed window to the rear. Laminate flooring. Radiator.

## FAMILY BATHROOM

Double glazed patterned window to the front. Tiled flooring and partially tiled walls. Extractor fan. Radiator. Suite comprising of a panelled bath with mixer taps and electric shower over, wash hand basin and low level W.C.

## OUTSIDE - REAR GARDENS

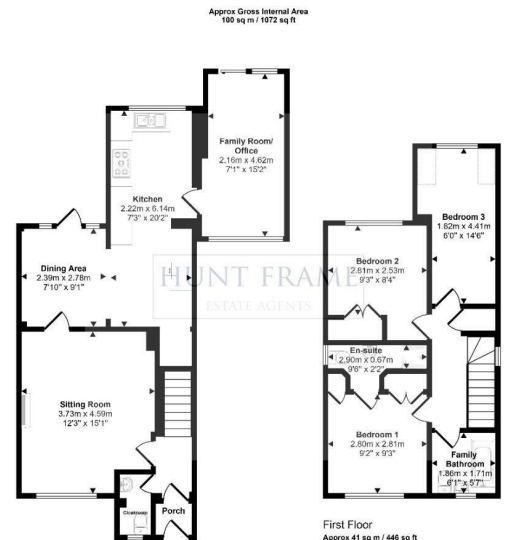
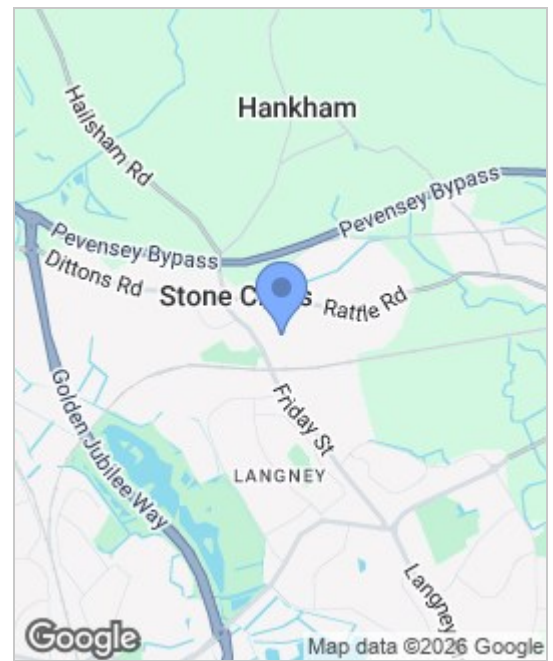
Mainly laid to lawn with a decking area adjacent to the dining room access. Fenced boundaries. Wooden storage shed.

## OFF ROAD PARKING

Covered off road parking.

## 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, this payment will be added to your invoice upon successful completion of your sale. These anti-money laundering checks must be completed before we can commence marketing and the initial cost for these will be covered by Hunt Frame. Please contact the office if you have any questions in relation to this.



Ground Floor  
Approx 58 sq m / 626 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
70	83
Very energy efficient - lower running costs (92-91) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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