TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£270,000

30 Beechfield Close, Stone Cross, Pevensey, BN24 5FH

A beautifully presented and much improved two bedroom mid terrace house situated within the popular Foxes Hollow development in Stone Cross. The property has been significantly improved by the current vendors and benefits from a newly landscaped rear garden and two allocated parking spaces. The accommodation provides a practical layout ideally suited to a variety of buyers, whether you're taking your first step onto the property ladder, looking for additional space to upsize or seeking a more manageable home to downsize into. The location is particularly convenient, with Pevensey & Westham railway station, local schools and amenities all nearby, together with excellent road links via the A27 and A22. A superb turnkey home offering modern living, private outside space and allocated parking in a popular Stone Cross location.

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Main Features

- Beautifully Presented Two Bedroom House
- Modern Kitchen & Refitted Throughout
- Sunny Landscaped Garden
- Two Allocated Parking Spaces
- Popular Foxes Hollow Development
- Excellent First Time Buy / Family Home
- Close To Pevensey & Westham Train Station
- Convenient For Schools & Local Amenities
- Easy Access To A27 & A22

Entrance
Front door to-

Hallway
Radiator.

Lounge
14'4 x 9'6 (4.37m x 2.90m)
Radiator. Understairs cupboard. Double glazed window to front aspect.

Kitchen
12'6 x 7'8 (3.81m x 2.34m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge freezer and washing machine. Radiator. Wall mounted gas boiler (newly installed). Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to FIrst Floor Landing
Loft access (not inspected)

Bedroom 1
12'8 x 9'1 (3.86m x 2.77m)
Radiator. Built in and fitted wardrobes. Double glazed window to front aspect.

Bedroom 2
11'3 x 6'8 (3.43m x 2.03m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Shaver point. Extractor fan. Radiator.

Outside
The rear garden is mainly laid to lawn with a newly laid area of decking adjoining the house. There is a shed and gated rear access.

Parking
There are two allocated parking spaces.

COUNCIL TAX BAND = C

EPC = C

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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.