



**HOME + CASTLE**  
ESTATE AGENTS

**Home and Castle Estate Agents**  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



**new  
instruction**



## Primrose Field, Pevensey, BN24 5GN

Freehold | House - Semi-Detached | 3 Bedrooms

Guide Price £325,000-£335,000. A beautifully presented three bedroom home that has contemporary accommodation, low maintenance rear garden as well as allocated off road parking for 2 vehicles. A particular highlight is the well appointed master bedroom that has an en suite shower room. There's also a further two bedrooms, family bathroom, downstairs cloakroom, living room and a modern kitchen diner. Viewings are highly recommended of this lovely home that is located on the border of Stone Cross and West Ham.

**FOR SALE  
FREEHOLD  
£325,000**

## Location

Primrose Field forms part of a thoughtfully designed development that was constructed in 2018. There's open green space and a children's play park. The popular area of Stone Cross is nearby and has a Primary School, Doctor's Surgery, shops and a cafe. Alternatively you can travel the other direction and reach the historic village of Westham. It is home to Pevensey Castle as well as scenic walks and pubs.

## Approach

To the front of the property there are two allocated parking spaces and a pathway leading to the front door.

## Hallway

Step into the welcoming space that has a radiator, ceiling light and vinyl flooring.

## Cloakroom

Double glazed window with obscured glass, toilet and pedestal basin. Vinyl flooring, radiator and ceiling light.

## Living Room 14'6" x 12'4" (4.44 x 3.77)

A well proportioned room with double glazed window to the front aspect. Under stairs storage cupboard, carpet, radiator, ceiling light and powerpoints.

## Kitchen Diner 15'5" x 8'10" (4.72 x 2.71)

The perfect room for families and entertaining guests with space for a dining table and double glazed patio doors that open out to the rear garden. The kitchen has a range of wall and floor units finished with a complementary worktop and matching upstand. Integrated oven, four ring gas hob and concealed extractor over. As well as an integrated dishwasher, space for washing machine and fridge freezer. Sink with mixer tap set beneath the double glazed window overlooking the rear garden. Combi boiler, inset ceiling spotlights and vinyl flooring.

## Landing

Cupboard with hanging rail and shelving. Loft hatch, powerpoints, carpet and ceiling light.

## Master Bedroom 12'0" x 9'6" maximum of (3.67 x 2.9 maximum of)

This bedroom has a neutral decor, carpet and space for wardrobes. There's also a built in over stairs storage cupboard, ceiling light, double glazed window, powerpoints and radiator.

## En suite Shower Room

Corner shower cubicle with sliding glazed doors and thermostatic shower. Pedestal basin with mixer tap, toilet and double glazed window with obscured glass. Radiator and vinyl flooring.

## Bathroom 5'10" x 5'6" (1.8 x 1.7)

A contemporary space with bath, pedestal basin and toilet. Extractor, inset ceiling spotlights and vinyl flooring.

## Bedroom Two 8'11" x 7'8" (2.72 x 2.34)

Double glazed window overlooking the rear garden. Carpet, radiator, powerpoints and pendant light.

## Bedroom Three 7'8" x 6'2" (2.34 x 1.88)

Carpet, radiator, powerpoints, pendant light and double glazed window overlooking the rear garden.

## Rear Garden

Step out from the kitchen diner into the southerly facing garden which has a patio area that leads onto lawn. The garden also has a wooden shed, fencing and gate.

## Additional Information

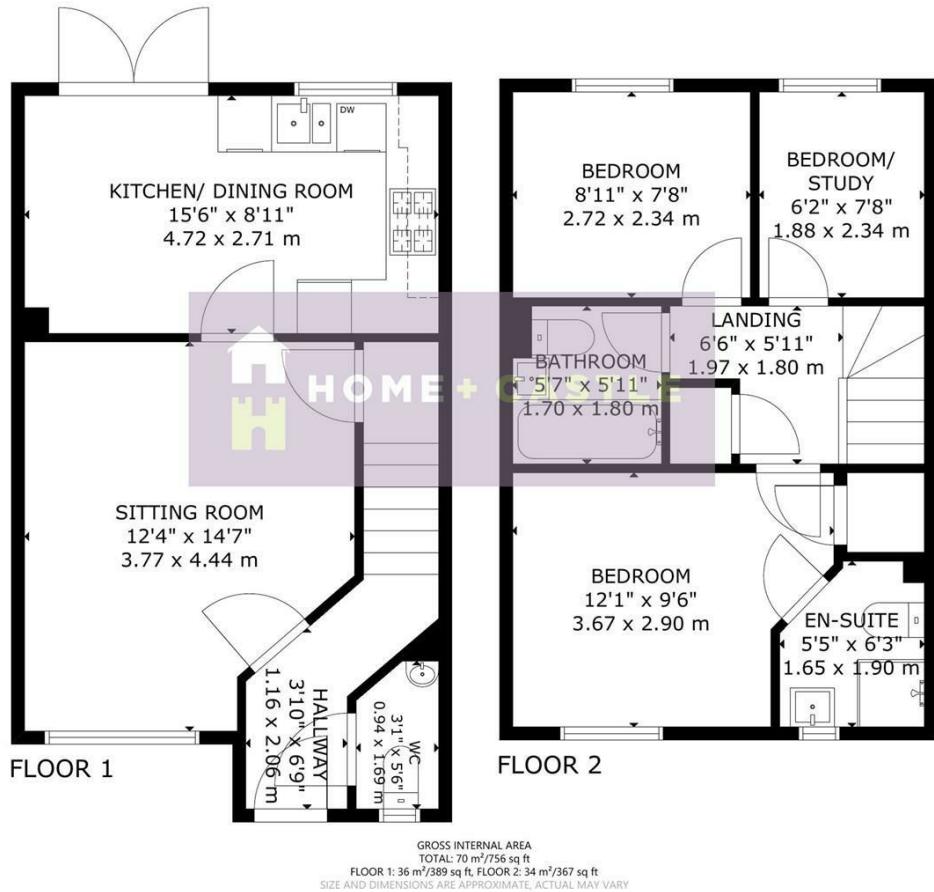
EPC Rating: B

Council Tax Band: D - Wealden

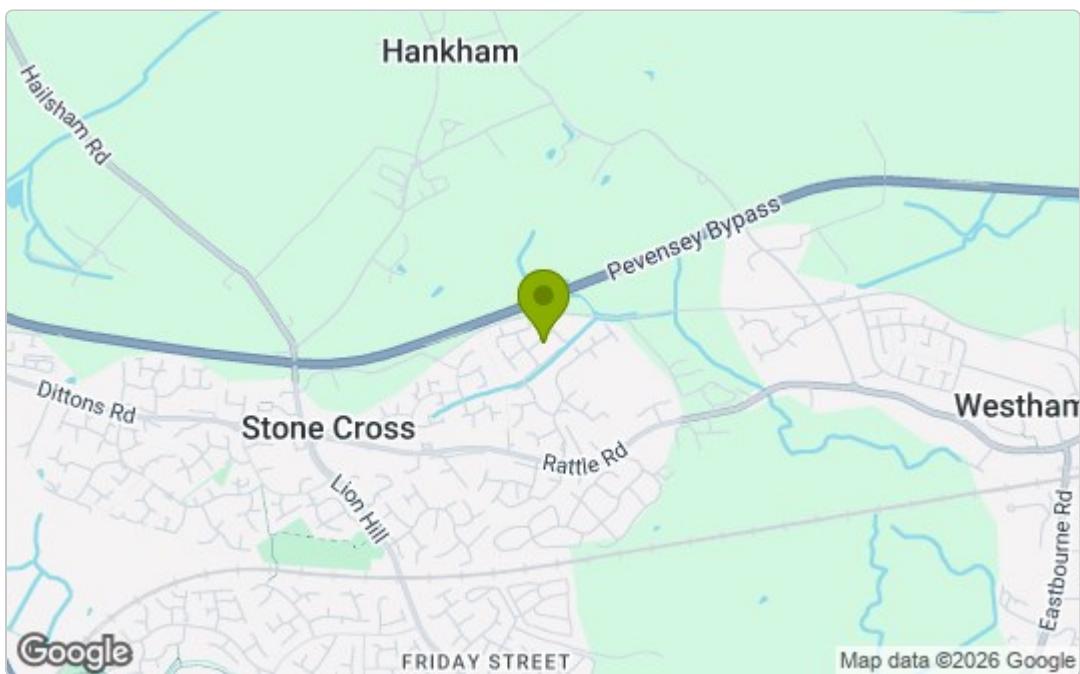
Please be advised that there is an annual estate charge of £350.25

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

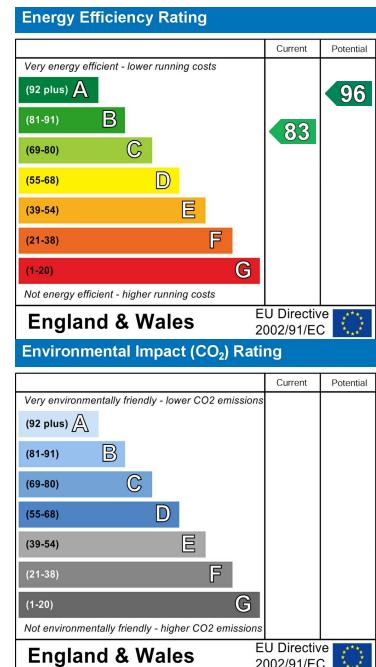
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.