



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  2 Bathroom

Guide Price
£310,000 - £320,000



42 Mallow Drive, Stone Cross, Pevensey, BN24 5GR

GUIDE PRICE £310,000 to £320,000

This well presented three bedroom end terrace townhouse is situated within the popular Mill Valley development and offers practical, modern living. The property benefits from two allocated parking spaces directly to the front, a ground floor WC and a well proportioned living space with a fitted kitchen/dining room opening onto the rear garden. The first floor features two generous bedrooms, both with built in wardrobes, along with a contemporary family bathroom, while the top floor is dedicated to the master bedroom with En-Suite. Outside, the rear garden is part lawn and part patio, ideal for relaxing or entertaining. Located on the borders of Stone Cross and Westham villages, the development was built in recent years by Persimmon Homes. The historic Pevensey Castle and Eastbourne's marina are both easily accessible, alongside local amenities, schools and transport links.

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Main Features

- End of Terrace House
- 3 Bedrooms
- Lounge
- Ground Floor Cloakroom
- Kitchen/Dining Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawn & Patio Rear Garden
- Two Allocated Parking Spaces

Entrance
Front door to-

Entrance Hallway
Radiator. Door to-

Lounge
14'6 x 11'9 (4.42m x 3.58m)
Radiator. Wall panelling. Double glazed window to front aspect.

Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan.

Kitchen/Dining Room
11'9 x 7'4 (3.58m x 2.24m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Inset gas hob with electric oven under and extractor over. Space and plumbing for washing machine and dishwasher. Space for upright fridge freezer. Boiler. Radiator. Double glazed window to rear aspect. Double glazed double doors to garden.

Stairs from Ground to First Floor Landing
Radiator.

Bedroom 2
12'2 x 8'8 (3.71m x 2.64m)
Radiator. Fitted wardrobe. Double glazed window to front aspect.

Bedroom 3
12'1 x 7'9 (3.68m x 2.36m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Frosted double glazed window.

Stairs from First to Second Floor

Bedroom 1
12'10 x 8'3 (3.91m x 2.51m)
Radiator. Double glazed window to front aspect.

En Suite Shower Room/WC
Shower cubicle. Wash hand basin with mixer tap. Low level WC. Radiator. Extractor fan. Velux window.

Outside
The rear garden has fenced boundaries is mainly laid to lawn with an area of patio adjoining the house.

Parking
There are two parking spaces to the front of the property.

COUNCIL TAX BAND = D

EPC = B

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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.