


# 29 Geering Road, Stone Cross, Pevensey, BN24 5FF

Guide Price £375,000 to £390,000, Freehold

Surridge Mison
ESTATES

If you are looking for an extremely well presented and improved three bedroom detached home with garaging, gardens & driveway on the highly sought-after Foxes Hollow development in Stone Cross, Pevensey, this could be the one for you.

The owners of this home have spent time improving the property to allow a new owner to move in and begin enjoying it as their home immediately. They have updated the kitchen, improved the bathrooms and overall decor of the home together with the gardens.

Stone Cross is an ever more popular part of our area with excellent amenities to include Doctors surgery, Dentist, small local and national shops and the well subscribed Stone Cross pre-school going all the way through to primary level. These amenities are all within easy reach and would be described as within walking distance from the property together with the local pub offering outside seating and full food menu, and St Luke's Church with activities taking place in the Church hall on a regular basis. Foxes Hollow is a mature development of approx 25 years standing, has its own voluntary residents association and enjoys the position of backing onto Peelings Lane with many green areas throughout the development to enjoy.

The accommodation on offer comprises of, entrance hallway with a handy ground floor cloakroom and staircase leading up to the first floor with built in storage under. There is a spacious bay fronted lounge leading into the dining room which gives a lovely feeling of space and light and this is added to by the double glazed Victorian style Conservatory which enjoys the southerly aspect of the rear garden.

The refitted, modern and well equipped kitchen/breakfast room can be accessed via the entrance hallway or the dining room, and provides built in appliances and excellent shaker style unit space, also overlooks the rear garden. It it open to the most useful utility room which has been fitted out with an array of additional storage with space for appliances, and has side access to the rear garden.

Upstairs is a landing which has a built in airing cupboard and loft access, and there are three good sized bedrooms. The owners suite has built in wardrobes, and a modern en-suite shower room. There is a further family bathroom, which has been stylishly re-fitted with a modern suite with bath with rainfall shower over.

Outside, to the rear is a lawned garden with a decked area, with plenty of mature planting. The rear garden has gated side access and a personal door to the garage, which has power and light and an up & over door to the front. To the front is a block paved driveway providing off road parking and a shingle area.

It is vital to view this home to fully appreciate the position and presentation on offer.










**Entrance Hall** - 4.34m x 1.75m (14'3" x 5'9")- Casement door to front. Laminate flooring. Radiator. Stairs leading to first floor with built in understairs cupboard.

**Cloakroom** - 1.75m x 0.74m (5'9" x 2'5")- Double glazed opaque window to front. Laminate flooring. Radiator. Wash hand basin with tiled splashback and W.C.

**Lounge** - 4.37m x 3.28m (14'4" x 10'9")- Double glazed bay window to front. Feature fireplace with tiled hearth. Carpeted. Radiator. Coved ceiling.

**Dining Room** - 3.02m x 2.9m (9'11" x 9'6")- Double glazed door leading to conservatory. Carpeted. Radiator. Coved ceiling.

**Kitchen/Breakfast Room** - 3.02m x 3m (9'11" x 9'10")- Double glazed window to rear. Laminate flooring and partially tiled walls. Radiator. Modern kitchen fully fitted with a range of shaker style wall and base units housing integral appliances to include fridge/freezer and dishwasher. Built in eye level Bosch electric oven. Work surfaces with inset 5 burner gas hob with fitted cooker hood, and inset ceramic sink and drainer unit. Open to utility room.

**Utility Room** - 3.02m x 1.63m (9'11" x 5'4")-Double glazed window to rear and door to side. Laminate flooring and partially tiled walls. Loft access. Wall mounted Baxi boiler. Radiator. Fully fitted with a range of shaker style wall and base units with space and plumbing for washing machine. Work surfaces with inset ceramic sink and drainer unit.

**Conservatory** - 2.87m x 2.31m (9'5" x 7'7")-Victorian style conservatory with French doors leading to rear garden. Laminate flooring.

**First Floor Landing** - 2.9m x 1.93m (9'6" x 6'4")-Double glazed window to side. Built in airing cupboard. Loft access. Carpeted.

**Bedroom One** - 3.4m x 3.23m (11'2" x 10'7")-Double glazed window to rear. Built in wardrobes. Radiator. Door leading to en-suite shower room.

**En-Suite Shower Room** - 3.2m x 0.99m (10'6" x 3'3")-Double glazed opaque window to side. Laminate flooring. Chrome towel rail. Extractor fan. White suite compromising of shower cubicle with tiled enclosure and electric shower, wash hand basin set within vanity unit with tiled splashback and W.C.

**Bedroom Two** - 3.02m x 2.69m (9'11" x 8'10")-Double glazed window to front. Radiator. Carpeted.

**Bedroom Three** - 2.46m x 2.18m (8'1" x 7'2")-Double glazed window to front. Radiator. Carpeted.

**Bathroom** - 2.29m x 1.91m (7'6" x 6'3")-Double glazed opaque window to rear. Laminate flooring and partially tiled walls. Inset spotlights. Extractor fan. Brass towel rail. Stylish suite compromising of bath with mixer taps and rainfall shower over with handheld shower attachment and fitted glazed screen, wash hand basin set within vanity unit and

Council Tax Band- E EPC Rating- C Tenure- Freehold

**Utilities**
This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas Central Heating
Solar Power; None
To check broadband visit Openreach:
https://www.openreach.com/fibre-checker
To check mobile phone coverage, visit Ofcom:
https://checker.ofcom.org.uk/en-gb/mobile-coverage


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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.









