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PROTECTED

PRS Property
Redress
Scheme



24 Hamble Road, Stone Cross, Pevensey, BN24 5PU
£360,000



Surridge Mison
ESTATES

CHAIN FREE

This bright & spacious detached three bedroom home with garage and gardens is situated on an established development in ever popular Stone Cross, and is offered to the market chain free.

This property has been owned since new and although it would be described as needing modernisation it has been well maintained and has benefits to include updated gas boiler and double glazing throughout.

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. There are many areas within this development and the surrounding ones for play with small parks dotted around perfect for younger children and green spaces to enjoy.

The accommodation comprises of, spacious hallway with personal door to garage and the ground floor W.C, and well equipped kitchen/breakfast room with side access. The lounge / diner overlooks the rear garden, is bright and spacious French doors to the rear.

Upstairs from the spacious landing are three good sized bedrooms, one with the en-suite shower room and built in wardrobes. There are built in wardrobes in one further bedroom and the family bathroom. Outside the gardens to the rear are mature and well maintained with mature trees and shrubs. The front of the property has a pretty planted border and a driveway offering off road parking.





Entrance Hall - 6.27m x 0.84m (20'7" x 2'9")

Double glazed door to front. Personal door to garage. Coved ceiling. Carpeted. Radiator.

Cloakroom - 1.57m x 0.84m (5'2" x 2'9")

Carpeted. Partially tiled walls. Radiator. Extractor fan. Wash hand basin and W.C.

Kitchen/Dining Room - 5.41m x 2.41m (17'9" x 7'11")

Double aspect room with double glazed bay window to front and double glazed door to side. Tiled flooring. Radiator. Wall mounted boiler. Fully fitted with a range of wall and base units housing integral fridge, with space and plumbing for washing machine. Built in single electric oven. Work surfaces with inset 4 burner gas hob and fitted extractor fan and stainless steel 1 and 1/2 bowl sink and drainer unit.

Lounge - 6.1m x 3.07m (20'0" x 10'1")

Double glazed French doors to rear and double glazed window to rear. Fireplace with tiled hearth. Carpeted. Coved ceiling. Two radiators.

First Floor Landing - 2.87m x 0.91m (9'5" x 3'0")

Double glazed window to side. Built in airing cupboard. Loft access. Radiator. Carpeted.

Bedroom One - 3.61m x 3.2m (11'10" x 10'6")

Double glazed window to rear. Radiator. Built in wardrobes. Coved ceiling. Door leading to en-suite shower room.

En-Suite Shower Room - 2.31m x 1.02m (7'7" x 3'4")

Double glazed opaque window to rear. Partially tiled walls. Carpeted. Radiator. Extractor fan. Suite comprising of shower cubicle, wash hand basin and W.C.

Bedroom Two - 3.45m x 3.3m (11'4" x 10'10")

Two double glazed windows to front. Built in wardrobes. Radiator. Carpeted.

Bedroom Three - 2.59m x 2.54m (8'6" x 8'4")

Double glazed window to front. Radiator. Carpeted.

Bathroom - 2.13m x 1.7m (7'0" x 5'7")

Double glazed opaque window to rear. Partially tiled walls. Carpeted. Radiator. Extractor fan. Suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Integral Garage - 4.55m x 2.57m (14'11" x 8'5")

Single garage with up & over door to front. Personal door. Power and light.

Driveway

Allowing for ample off road parking.

Rear Garden

Mainly laid to lawn with patio area. Fencing surrounds with gated side access. Flower



Utilities

This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating system
Solar Power; None
To check broadband visit Openreach:

To check mobile phone coverage, visit Ofcom:

Surridge Mison Estates

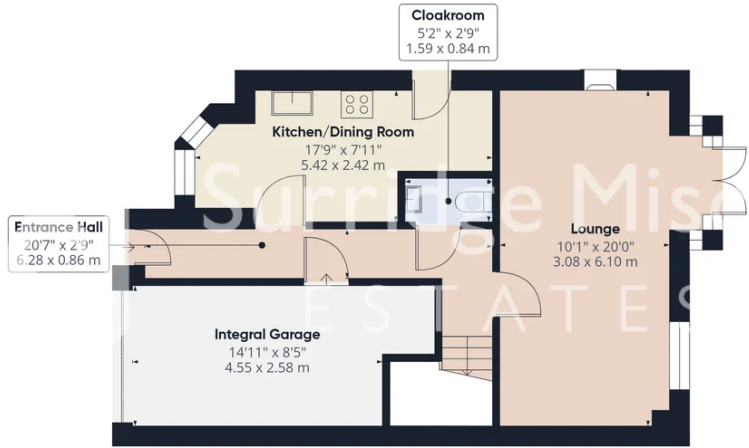
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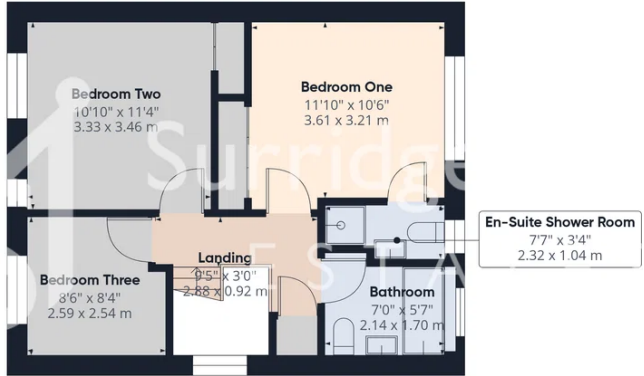
Web www.surridgemison.com

Company Registration Number 14506438

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.



Floor 0



Floor 1



Approximate total area^m
1047 ft²
97.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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