



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

Guide Price  
£250,000 - £270,000



## 36 Beechfield Close, Stone Cross, Pevensey, BN24 5FH

\*\*\* GUIDE PRICE £250,000-£270,000 \*\*\*

Forming part of the foxes Hollow development in Stone Cross Village, this attractive terraced house has two double bedrooms, sitting room with an adjoining kitchen/breakfast room with a bathroom/wc located on the first floor. Double glazing and gas fired central heating and radiators extend throughout and allocated parking is also included for three cars. The Village shops, school and amenities are all close by whilst the market town of Hailsham and Polegate with its mainline railway station is in the surrounding area as well.

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## Main Features

- Terraced House
- 2 Double Bedrooms
- Lounge
- Kitchen
- Bathroom/WC
- Lawned Rear Garden with South Westerly aspect
- Allocated Parking
- Double Glazing and Gas Central Heating Throughout
- Close to Local Shops and Schools

## Entrance

Double glazed front door to-

## Hallway

Stairs to first floor.

## Lounge

14'6 x 9'5 (4.42m x 2.87m)

Radiator. Double glazed window to front aspect. Door to-

## Kitchen

12'10 x 7'6 (3.91m x 2.29m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and cupboards below. Four ring gas hob with electric oven under and extractor over. Wall mounted gas boiler. Space and plumbing for washing machine. Further undercounter space. Radiator. Double glazed door to garden.

## Stairs from Ground to First Floor Landing

Carpet. Access to loft (not inspected).

## Bedroom 1

12'7 x 9'1 (3.84m x 2.77m)

Carpet. Radiator. Double glazed window to front aspect.

## Bedroom 2

11'0 x 7'6 (3.35m x 2.29m)

Carpet. Radiator. Double glazed window to rear aspect.

## Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Part tiled walls. Tiled flooring. Frosted double glazed window.

## Outside

The rear garden offers a South Westerly aspect and is laid to lawn with an area of patio adjoining the house. There is also a shed.

## Parking

There is allocated parking for 3 vehicles.

**EPC = C**

**COUNCIL TAX BAND = C**