Freehold

65 Beaulieu Drive, Stone Cross, Pevensey, BN24 5EW

Guide Price £400,000 - £450,000

4 Bedroom 2 Reception 2 Bathroom

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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.

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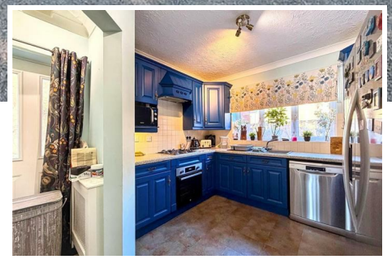
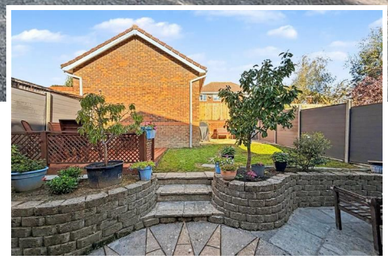

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GUIDE PRICE £400,000 TO £425,000 This spacious four bedroom detached family home is perfectly positioned at the end of Beaulieu Drive in a quiet residential setting, highly regarded for its superb school catchments and excellent local amenities. Thoughtfully laid out for modern family living, the property offers two generous reception rooms, ideal for both relaxing and entertaining, along with a bright conservatory overlooking the garden. The well appointed kitchen is complemented by a separate utility room, while a convenient downstairs WC adds to the practicality of the home. Upstairs, the master bedroom benefits from its own en-suite shower room, with three further well-proportioned bedrooms served by a contemporary family bathroom. Externally, the property continues to impress with a driveway providing ample off-road parking and access to the garage. The enclosed rear garden is mainly laid to lawn, featuring a patio area directly adjoining the house, perfect for outdoor dining, alongside a decked seating area ideal for summer gatherings. A further concrete hardstanding offers excellent potential for an outbuilding, home office or garden room (subject to any necessary permissions), making this an ideal long-term family home in a sought-after location.

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Main Features

- Detached House
- Ground Floor Cloakroom
- Lounge
- Dining Room
- Double Glazed Conservatory
- Kitchen & Utility Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawn & Patio Rear Garden
- Driveway & Garage

Entrance
Double glazed front door to-

Hallway
Radiator. Understairs cupboard. Stairs to first floor.

Cloakroom
Low level WC. Pedestal wash hand basin. Radiator. Double glazed window to front aspect.

Lounge
16'3 x 10'8 (4.95m x 3.25m)
Radiator. Gas fireplace. Double glazed bay window to front aspect. Doors to-

Dining Room
14'0 x 8'8 (4.27m x 2.64m)
Radiator. Double glazed sliding door to-

Conservatory
11'4 x 9'0 (3.45m x 2.74m)
UPVC and brick construction. Double glazed windows. Double glazed door to garden.

Kitchen
12'4 x 10'0 (3.76m x 3.05m)
Fitted range of wall and base units, surrounding worktops with inset one and a half bowl single drainer sink unit and mixer tap. Inset four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for dishwasher. Part tiled walls. Double glazed window to rear aspect.

Utility Room
5'7 x 4'6 (1.70m x 1.37m)
Worktop with space and plumbing for washing machine and tumble dryer under. Part tiled walls. Radiator. Wall mounted boiler. Double glazed door to side aspect.

Stairs from Ground to First Floor Landing
Radiator. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
11'3 x 9'6 (3.43m x 2.90m)
Radiator. Fitted wardrobe. Double glazed bay window to front aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaving point. Frosted double glazed window.

Bedroom 2
10'0 x 9'6 (3.05m x 2.90m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 3
9'6 x 6'11 (2.90m x 2.11m)
Radiator. Double glazed window to rear aspect.

Bedroom 4
9'7 x 6'6 (2.92m x 1.98m)
Radiator. Airing cupboard. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower screen and shower over. Low level WC. Pedestal wash hand basin. Radiator. Shaving point. Extractor fan. Part tiled walls. Frosted double glazed window.

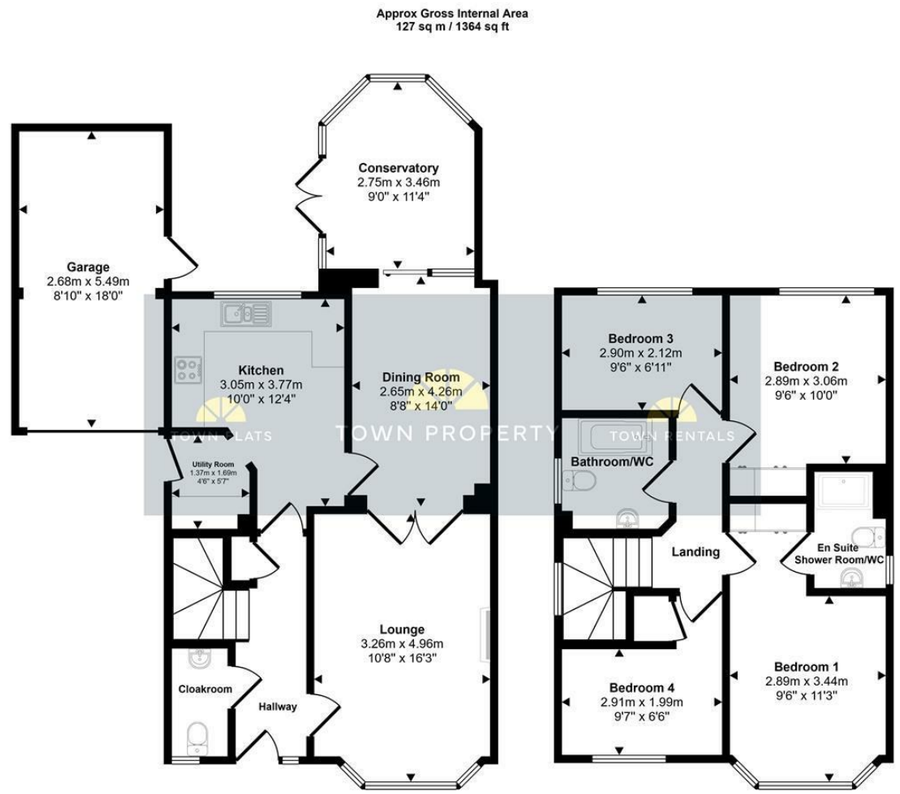
Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house. There is a decked seating area and hardstanding to the rear of the garden. Access to the-

Garage
18'0 x 8'0 (5.49m x 2.44m)
Up and over door. Light. Storage in loft area. Door to garden.

Parking
A driveway to the side of the property provides off road parking and access to the garage.

EPC = C

COUNCIL TAX BAND = E



Ground Floor
Approx 75 sq m / 808 sq ft

First Floor
Approx 52 sq m / 556 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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