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Scheme



3 Blatchington Mill Drive, Stone Cross, Pevensey, East Sussex, BN24 5QA
Guide Price £375,000 to £385,000, Freehold



SurrIDGE Mison
ESTATES

A detached, bright and spacious home situated within a quiet cul-de-sac on the highly sought after Patcham Mill development in Stone Cross, Pevensy. Benefitting from three double bedrooms, one with an en-suite shower room, integral garage, driveway, pretty gardens and all with modern amenities to include double glazing and gas central heating.

Through the bright entrance hall into the bay fronted lounge. The lounge has a large understairs cupboard, and a gas fireplace. Into the kitchen/dining room, a bright space thanks to two windows overlooking the garden, and French doors leading on to it. There is plenty of space for dining, and the kitchen is well equipped with space for appliances, and houses the Worcester boiler. There is a personal door to the integral garage, and access to the handy ground floor cloakroom.

Upstairs, off the landing are three double bedrooms. Bedroom one boasts an en-suite shower room, built in wardrobes plus an airing cupboard and far reaching views towards The South Downs National Park. Bedroom two is double aspect, and bedroom three overlooks the rear garden. There is also a bathroom suite, and loft access.

The garden has been landscaped to provide a sunny and enjoyable space with large lawned area and patio seating area. There is gated side access and a potting shed. There is a driveway to the front of the property providing off road parking, and a pretty front garden. The integral garage can be accessed via the front with an up & over door.

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.

Check out the 3D virtual tour!





Entrance Hall - 1.96m x 1.07m (6'5" x 3'6") Double glazed door to front. Double glazed window to side. Radiator. Coved ceiling. Carpeted. Stairs leading to first floor.

Lounge - 5.38m x 3.28m (17'8" x 10'9") Double glazed bay window to front. Gas fireplace with tiled heart. Large built in understairs cupboard. Two radiators. Coved ceiling. Carpeted.

Kitchen/Dining Room - 4.29m x 2.92m (14'1" x 9'7") Two double glazed windows to rear and French doors leading to rear garden. Personal door to integral garage. Vinyl flooring and partially tiled walls. Wall mounted Worcester boiler. Two radiators. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer, washing machine and dishwasher. Built in electric oven. Work surfaces with inset 4 burner gas hob with fitted cooker hood, and inset ceramic 1 and 1/2 bowl sink and drainer unit.

Cloakroom WC - 1.4m x 0.91m (4'7" x 3'0") Double glazed opaque window to rear. Vinyl flooring. Radiator. Wash hand basin with tiled splashback and W.C.

First Floor Landing - 2.39m x 1.98m (7'10" x 6'6") Loft access, which has a fitted ladder and light. Radiator. Carpeted.

Bedroom One - 3.68m x 2.87m (12'1" x 9'5") Double glazed window to front. Mirror fronted built in wardrobes and airing cupboard. TV point. Radiator. Carpeted. Door leading to en-suite shower room.

En-Suite Shower Room - 2.01m x 1.32m (6'7" x 4'4") Double glazed opaque window to front. Vinyl flooring and partially tiled walls. Towel rail. Extractor fan. Shave point. Suite comprising of shower cubicle, wash hand basin and W.C.

Bedroom Two - 5.38m x 2.46m (17'8" x 8'1") Double aspect room with double glazed windows to front and rear. Two radiators. Access to second loft space. Carpeted.

Bedroom Three - 3.58m x 2.21m (11'9" x 7'3") Double glazed window to rear. Radiator. Carpeted.

Family Bathroom - 1.98m x 1.65m (6'6" x 5'5") Double glazed opaque window to rear. Vinyl flooring and partially tiled walls. Towel rail. Extractor fan. Shaver point. Suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Integral Garage - 5.21m x 2.54m (17'1" x 8'4") Integral garage with up & over door and personal door in kitchen. Power and light.

Driveway & Front Garden Driveway to the front of the property providing off road parking. Front garden is lawned with mature shrubs and flower beds. Gated side access.

Rear Garden Mainly laid to lawn with patio area. Potting shed. Outside tap. Mature trees and shrubs. Flower beds. Fencing surrounds with gated side access.



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:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Surridge Mison Estates

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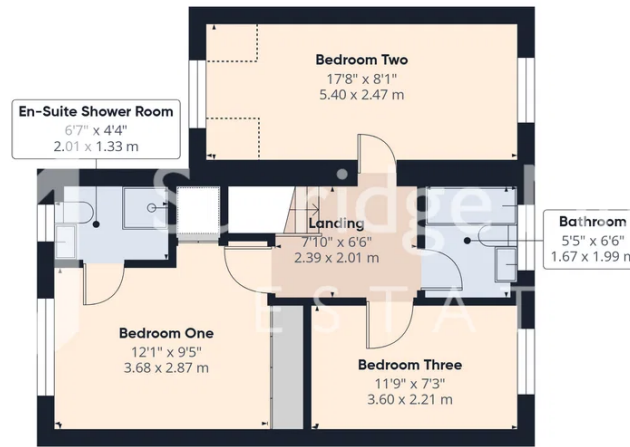
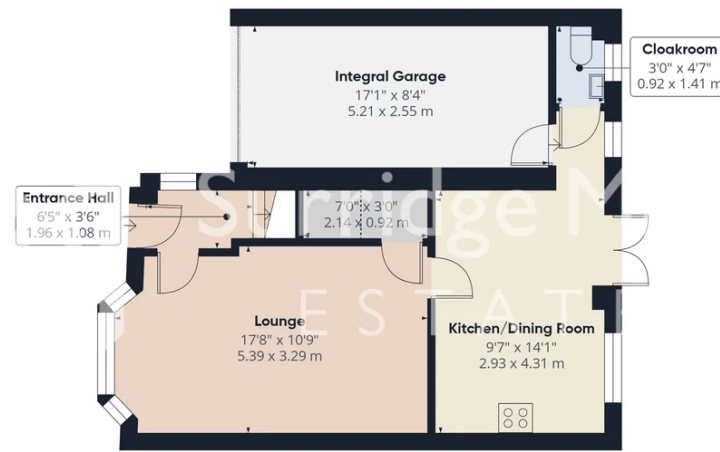
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. 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.



Approximate total area^m

1015 ft²

94.3 m²

Reduced headroom

22 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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