

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978

Taylor Engley



73 Beaulieu Drive, Stone Cross, Pevensey, East Sussex, BN24 5EW

Guide Price £450,000 Freehold

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this spacious four bedroom detached house, situated in the sought after Stone Cross area. The property enjoys a large driveway providing off road parking for four vehicles, ground floor cloakroom, a spacious kitchen/breakfast room, utility room, two reception rooms, four bedroom, one with en-suite shower room and a family bathroom. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = C**



Local schools can be found within the Stone Cross and Langney area and local shops are also available within the Stone Cross area. The Langney Shopping Centre is approximately one and a quarter miles distant whilst Eastbourne's town centre is approximately five miles distant offering a comprehensive range of shopping facilities and mainline railway station.

*** ENTRANCE HALL * CLOAKROOM/WC * SITTING ROOM * DINING ROOM * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * THREE FURTHER BEDROOMS * FAMILY BATHROOM * LARGE DRIVEWAY * GARAGE * GARDENS ***



FRONT DOOR TO:

ENTRANCE HALL

Radiator, wood laminate flooring.

CLOAKROOM/WC

Spacious cloakroom with low level wc, washbasin, radiator, double glazed circular window to front, wood laminate flooring.

SITTING ROOM

16'4 x 11'6 (4.98m x 3.51m)

Wood laminate flooring, radiator, double glazed window with outlook to front, electric feature fire, double doors to:

DINING ROOM

12'4 x 9'8 (3.76m x 2.95m)

Wood laminate flooring, radiator, patio doors to the rear garden.

KITCHEN/BREAKFAST ROOM

14'6 x 13'2 narrowing to 10'9 (4.42m x 4.01m narrowing to 3.28m)

Fitted with a range of built-in cupboards and drawers, worksurfaces, built-in gas hob with extractor hood over, integral dishwasher, one and a half bowl sink unit, built-in double oven, radiator, double glazed window overlooking the rear garden. Door to:

UTILITY ROOM

Built-in cupboards and drawers, worksurfaces, sink unit, wall mounted Baxi boiler, built-in storage cupboard, integral door to the garage, door to the rear garden.

From the entrance hall stairs rise to the first floor landing. Radiator, hatch to loft space.

BEDROOM ONE

11'7 x 11'6 plus door recess (3.53m x 3.51m plus door recess)

Double glazed window with outlook to front, radiator, built-in wardrobe cupboard. Door to:

EN-SUITE SHOWER ROOM

White suite comprising low level wc, washbasin, shower, double glazed window to side, radiator, heated towel rail, extractor fan.

BEDROOM TWO

10'3 x 10'1 (3.12m x 3.07m)

Built-in wardrobe cupboards, radiator, double glazed window with outlook to rear.

BEDROOM THREE

11'2 x 8'1 (3.40m x 2.46m)

Radiator, double glazed window with outlook to rear.

BEDROOM FOUR

8'3 x 7'4 (2.51m x 2.24m)

Double glazed window with outlook to front, radiator.

FAMILY BATHROOM

Suite comprising bath with mixer tap and shower attachment, low level wc, washbasin, radiator, double glazed window to side, airing cupboard housing hot water cylinder.

GARAGE & DRIVEWAY

Large driveway providing off road parking for four cars. Garage with electric door to front.

GARDEN

The rear garden has a decked area, lawn, timber shed, summer house, a gate to front and a good range of shrubs and trees.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band E.

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

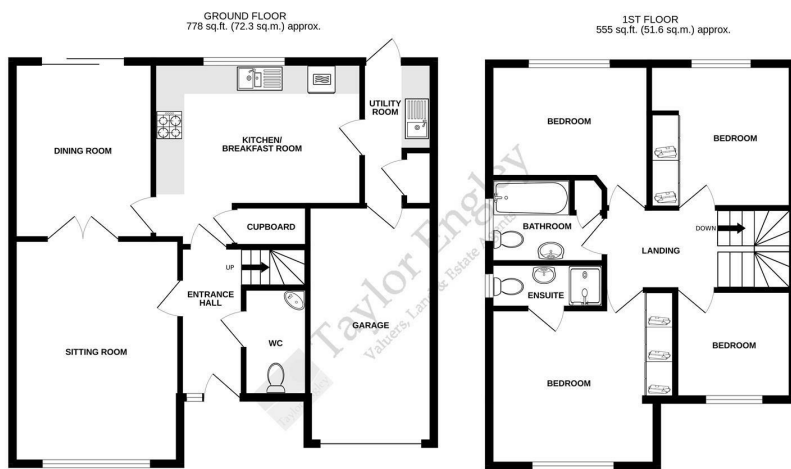
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE. Y.



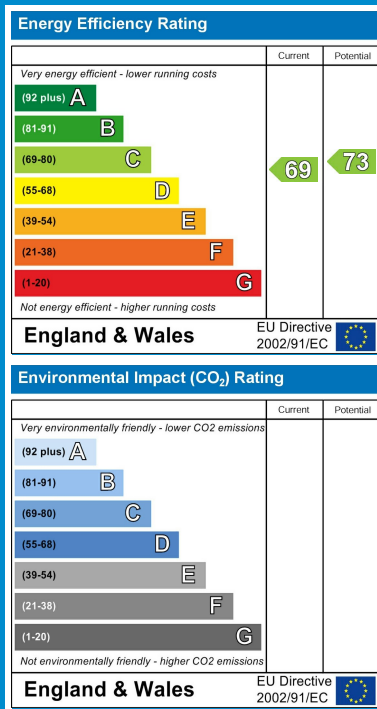






TOTAL FLOOR AREA: 1333 sq.ft. (123.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix CS202



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750