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PRS Property
Redress
Scheme



4 Tillingham Way, Stone Cross, East Sussex, BN24 5PS
Guide Price £465,000 to £480,000, Freehold



Surridge Mison
ESTATES

Welcome to this beautifully presented & modernised four bedroom detached family home, situated within sought after Stone Cross, Pevensey. Boasting a feeling of light and space throughout, with many features to make it an ideal family home, the property benefits from garage, driveway, landscaped gardens and a modern kitchen/breakfast room with a living room plus dining area, and a utility room. A viewing is going to be essential to appreciate the space and presentation on offer throughout.

The features and upgrades of the home give a modern aesthetic with features to include a re-configured ground floor allowing for modern, open plan living whilst having separate spaces, and re-decoration throughout, along with some updated radiators on the ground floor, gas central heating and double glazing.

The home begins in the entrance hall with a handy ground floor cloakroom. To the left you are greeted by the living room, which has a feature fireplace, and an archway to the dining area. The dining area has Karndean flooring, and French doors leading to the rear garden. There is a feeling of open plan living here, whilst still having the dedicated separate spaces. The kitchen/breakfast room is modern with a range of shaker style wall and base units and an island unit with breakfast bar which allows a natural sociable separation from the working area. There is also a useful utility room, with wall and base units and side access.

Upstairs, the large landing allows for access to the loft and an airing cupboard. All of the bedrooms are a good size, with bedrooms one, two and three having built in wardrobes, and the main bedroom boasting an en-suite shower room. There is also a family bathroom.

The beautifully landscaped and sunny rear garden is private and has a large paved patio and an artificial lawn area. There is new fencing and gated side access. The front of the home has a driveway providing ample off road parking, with an electric car charger.

This property is situated close by to a local park allowing for excellent walks and community living. 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.





Entrance Hall - 2.95m x 1.3m (9'8" x 4'3")- Casement door to front. Karndean flooring. Radiator. Coved ceiling. Stairs leading to first floor.

Cloakroom - 1.83m x 0.94m (6'0" x 3'1")- Double glazed opaque window to side. Karndean flooring. Chrome towel rail. Wash hand basin and W.C.

Living Room - 4.57m x 3.38m (15'0" x 11'1")- Double glazed window to front. Gas fireplace. Telephone point. Carpeted. Radiator. Coved ceiling.

Dining Area - 3.05m x 3.02m (10'0" x 9'11")- Double glazed French doors leading to rear garden. Karndean flooring. Radiator. Coved ceiling.

Kitchen/Breakfast Room - 4.27m x 2.97m (14'0" x 9'9")- Double aspect room with double glazed windows to rear and side aspect. Karndean flooring. Built in understairs cupboard. Inset spotlights. Radiator. Fully fitted with a range of modern shaker style wall and base units housing integral dishwasher with space and plumbing for American style fridge/freezer. Space for range style cooker. Oak work surfaces with breakfast bar area and inset butler sink and drainer unit.

Utility Room - 1.83m x 1.52m (6'0" x 5'0")- Double glazed door to side. Karndean flooring. Radiator. Fully fitted with a range of modern shaker style wall and base units with space and plumbing for washing machine. Concealed wall mounted boiler. Oak work surfaces with inset stainless steel sink and drainer unit.

First Floor Landing - 2.87m x 1.83m (9'5" x 6'0")- Loft access. Airing cupboard. Carpeted.

Bedroom One - 3.78m x 3.25m (12'5" x 10'8")- Double glazed window to front. Built in wardrobes with mirror fronted doors. Carpeted. Radiator. Door leading to en-suite.

En-Suite Shower Room - 2.39m x 0.97m (7'10" x 3'2")- Double glazed opaque window to side. Tiled flooring and fully tiled walls. Chrome towel rail. Inset spotlights. Modern suite comprising of shower cubicle, wash hand basin and W.C.

Bedroom Two - 3.3m x 2.77m (10'10" x 9'1")- Double glazed window to front. Built in wardrobes. Radiator. Carpeted.

Bedroom Three - 2.74m x 2.31m (9'0" x 7'7")- Double glazed window to rear. Built in wardrobes. Radiator. Carpeted.

Bedroom Four - 2.87m x 2.34m (9'5" x 7'8")- Double glazed window to rear. Radiator. Vinyl flooring.

Bathroom - 1.85m x 1.68m (6'1" x 5'6")- Double glazed opaque window to rear. Fully tiled walls and tiled flooring. Inset spotlights. Chrome towel rail. Modern suite comprising of roll top bath with handheld shower attachment, wash hand basin and W.C.

Garage - 5.13m x 2.41m (16'10" x 7'11")- Single garage with up & over door. Power and light. Space and plumbing for washing machine.

Driveway- Providing ample off road parking. Electric charging unit.

Front Garden- Laid with artificial lawn with flower beds.

Rear Garden- Laid with artificial lawn with patio area. Outside tap. New fencing surrounds with gated side access.



Council Tax Band- E EPC Rating- C Tenure- Freehold

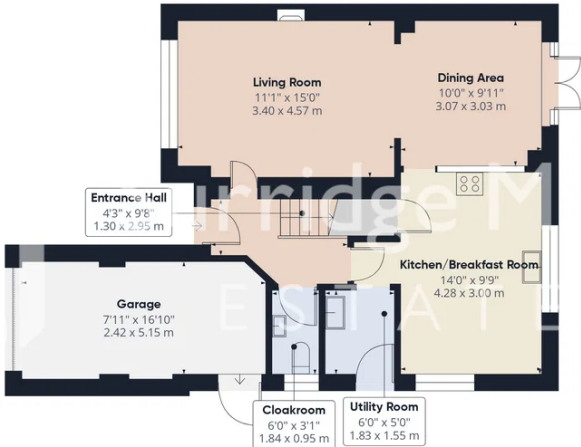
Utilities

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>

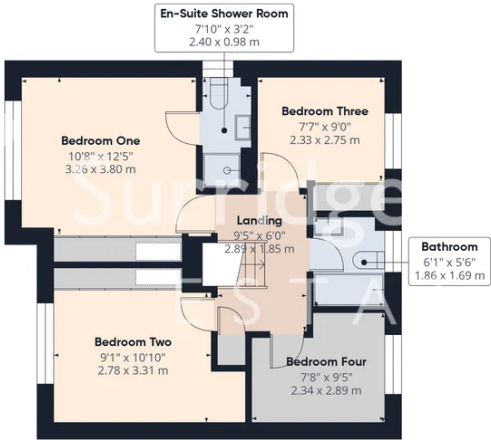
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings.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



Floor 0



Floor 1



Approximate total area^m
1198 ft²
111.3 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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