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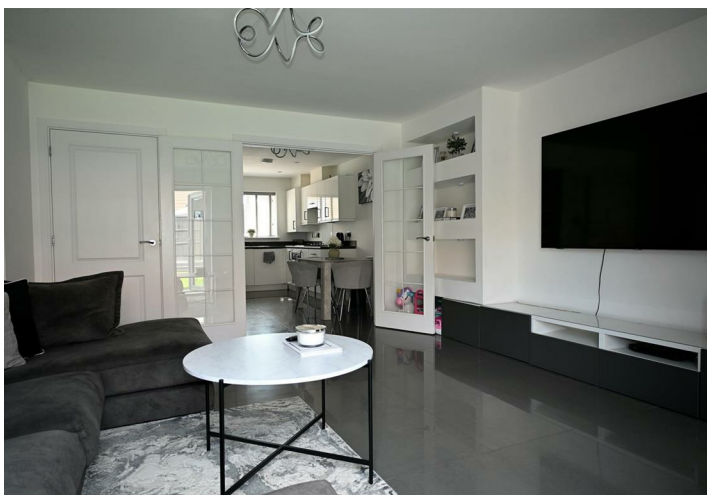
Asking Price £385,000 Freehold

An opportunity arises to acquire this WELL PRESENTED FOUR BEDROOMED LINK DETACHED HOME, located in the popular Stone Cross area. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazing. Features include a spacious living room, 15'10 x 9'4 kitchen/breakfast room with integrated appliances, principle bedroom with en-suite and a family bathroom. Outside there is a garage driveway parking and a spacious garden area to rear. Internal viewing is highly recommended. EPC=B.



The property is located in the favoured Stone Cross area being approximately one and a quarter mile distant from Westham Village and Pevensey/Westham railway station. The Langney Shopping Centre is approximately one and a half miles distance whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately five miles distant.

*** WELL PRESENTED HOME * POPULAR STONE CROSS AREA * FOUR BEDROOMS * SPACIOUS LIVING ROOM * 15'10 X 9'4 KITCHEN/BREAKFAST ROOM * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * CLOAKROOM * DRIVEWAY PARKING * GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * SPACIOUS REAR GARDEN * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Feature tiled flooring, understairs cupboard, window to side, connecting doors to living room and kitchen/breakfast room.

Cloakroom

Low level wc with concealed cistern, wall mounted wash hand basin, chrome effect heated towel rail, window to front.

Living Room

16'8 max x 14'8 max (5.08m max x 4.47m max)

Range of fitted shelving and floor based cabinets, built in store cupboard, radiator, feature tiled flooring, double doors to rear opening to the rear garden, connect double doors opening to:

Kitchen/Breakfast Room

15'10 max x 9'4 max (4.83m max x 2.84m max)

(maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, work tops with upstand and inset sink drainer one and a half bowl sink unit, range of integrated appliances include, electric oven, four burner gas hob with extractor fan over, fridge/freezer, dishwasher, washing machine, wall mounted cupboard housing Ideal gas fired boiler, radiator, tiled flooring, outlook to front.

Stairs rising from hall to:

First Floor Landing

Radiator, airing cupboard housing cylinder, loft hatch to roof space.

Bedroom 1

10'3 max x 9'9 (3.12m max x 2.97m)

(9'9 extending to 15'1 into deep door recess)

Radiator, outlook to front.

En-Suite Shower Room

Spacious tiled shower cubicle, wall mounted wash hand basin, low level w/c with concealed cistern, chrome effect heated towel rail, downlighters, medicine cabinet.

Bedroom 2

9'8 x 8'3 (2.95m x 2.51m)

(8'3 plus door recess)

Radiator, outlook to rear.

Bedroom 3

9'x 6'8 (2.74mx 2.03m)

Radiator, outlook to rear.

Bedroom 4

11'4 max x 6'1 max (3.45m max x 1.85m max)

(11'4 max x 6'1 max including depth of stairwell box)

Currently used as a dressing room, radiator, outlook to front.

Family Bathroom

Bath with mixer tap and shower attachment, wall mounted wash hand basin, low level w/c with concealed cistern, chrome effect heated towel rail, medicine cabinet.

Outside

Garage

20'1 max x 9'10 max (6.12m max x 3.00m max)

(maximum measurements include depth of internal pillars, fittings and structures)

Pitched roof, light and power, personal door to rear garden

Driveway Parking

Block paved driveway parking too the front of the property and preceding the garage

Rear Garden

Spacious rear garden area, Patio to the immediate rear of the property, area laid to Astro turf, feature raised decking area with pergula.

NB

As at June 2026 we are informed by our client that the current service charge is £103 per quarter.

(All details concerning the outgoing are subject to verification)

COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

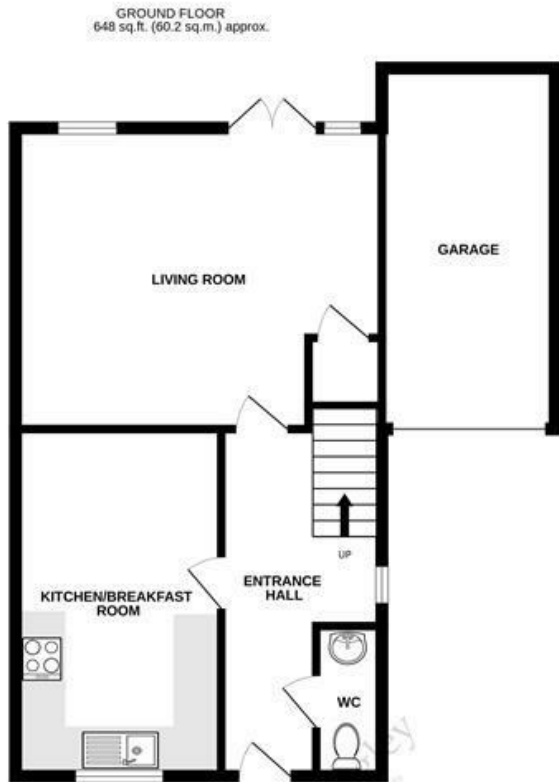
FOR CLARIFICATION:

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:

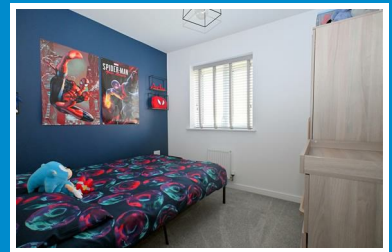
All appointments are to be made through TAYLOR ENGLELY.





TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.

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