



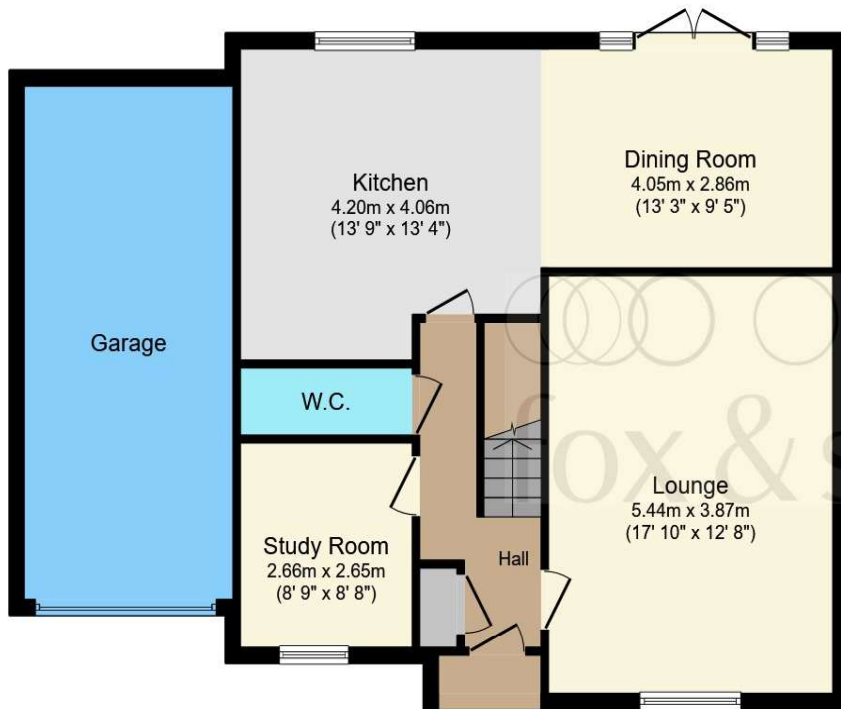
Townsend Road, Stone Cross Pevensey BN24 5FL

welcome to

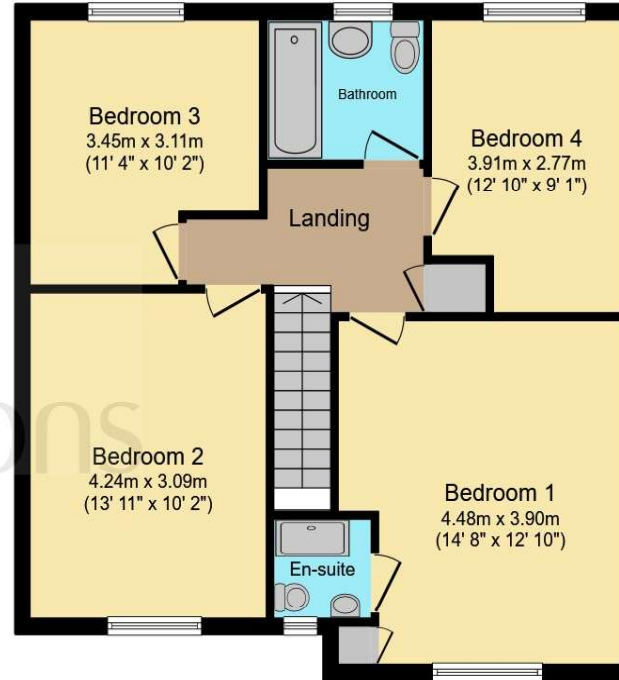
Townsend Road, Stone Cross Pevensey

**** GUIDE PRICE**** Townsend Road is a beautiful and modern home located in the desirable village of Stone Cross, comprising spacious living accommodation throughout, including a study, wc/utility room, lounge, kitchen, dining room, en suite to master bedroom,





Ground Floor



First Floor

Total floor area 138.3 m² (1,488 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Porch

Entrance Hall

Study

8' 9" x 8' 8" (2.67m x 2.64m)

Lounge

17' 10" x 12' 8" (5.44m x 3.86m)

Downstairs WC

Kitchen

13' 5" x 10' 8" (4.09m x 3.25m)

Dining Room

13' 3" x 9' 5" (4.04m x 2.87m)

Stairs To First Floor Landing

Bedroom One

14' 8" x 12' 10" (4.47m x 3.91m)

En-Suite

Bedroom Two

13' 11" x 10' 2" (4.24m x 3.10m)

Bedroom Three

11' 4" x 10' 2" (3.45m x 3.10m)

Bedroom Four

12' 10" x 9' 1" (3.91m x 2.77m)

Bathroom

Front & Rear Garden

welcome to

Townsend Road, Stone Cross Pevensy

- **** GUIDE PRICE**** DETACHED HOUSE
- FOUR DOUBLE BEDROOMS IN HIGHLY SOUGHT AFTER STONE CROSS LOCATION
- NEWLY FITTED EN SUITE WITH SLEEK FINISH TO MAIN BEDROOM
- SEPARATE STUDY
- DOWNSTAIRS WC/ UTILITY

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£475,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL112024



Property Ref:
LGL112024 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk