



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



1 Reception



2 Bathroom

Guide Price
£400,000 - £415,000



20 Mallow Drive, Stone Cross, Pevensey, BN24 5GR

*** GUIDE PRICE £400,000 - £415,000 ***

An excellent opportunity to acquire this impressive four bedroom detached family home, ideally located in the ever popular Stone Cross. Well presented throughout, the property offers generous and well balanced accommodation, perfect for modern family living. At the heart of the home is a spacious kitchen/dining room, providing a fantastic space for everyday meals, entertaining and family gatherings. This is complemented by a comfortable lounge, ideal for relaxing, along with the added convenience of a ground floor W.C. Upstairs, the property features four well-proportioned bedrooms, with the principal bedroom benefiting from a private En-Suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the home further benefits from a garage and off-road parking, adding to the practicality of this superb property. Importantly, the house also enjoys the remainder of its new homes guarantee, offering peace of mind for prospective buyers. Situated close to local shops, schools and excellent transport links, this is a fantastic home in a highly desirable location and an early viewing is strongly recommended.



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Stone Cross, Pevensey,
BN24 5GR

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Main Features

- Detached House
- 4 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Dining Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawned Rear Garden
- Driveway & Garage

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor.

Lounge
13'11 x 10'5 (4.24m x 3.18m)
Radiator. Two double glazed windows to front aspect.

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Radiator.

Kitchen/Dining Room
23'11 x 8'8 (7.29m x 2.64m)
Fitted range of wall and base units, surrounding laminate worktop with inset sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Understairs cupboard with light. Radiator. Two double glazed windows to rear aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Storage cupboard. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
13'1 x 10'9 (3.99m x 3.28m)
Radiator. Two double glazed windows to front aspect. Door to-

En Suite Shower Room/WC
Double shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Extractor fan. Frosted double glazed window.

Bedroom 2
13'10 x 10'2 (4.22m x 3.10m)
Radiator. Two double glazed windows to front aspect.

Bedroom 3
8'8 x 8'6 (2.64m x 2.59m)
Radiator. Double glazed window to rear aspect.

Bedroom 4
10'0 x 7'10 (3.05m x 2.39m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls. Extractor fan. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio and shingle.

Parking
A driveway to the front of the property provides off road parking and access to the-

Garage
Up and over door. Light and power.

AGENTS NOTE:
There is an annual service charge of approximately £350 per annum.

COUNCIL TAX BAND = E

EPC = B

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.