TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£279,950









23 Beechfield Close, Stone Cross, Pevensey, BN24 5FH

A well presented two bedroom staggered mid terraced house, tucked away at the very end of a quiet close in Foxes Hollow, Stone Cross. The property benefits from parking for two cars directly to the front and is offered chain free, making it an ideal, hassle free purchase. Inside, the home is clean, tidy and ready to move into with neutral décor throughout and a bright, modern feel. The ground floor features a full width kitchen diner with a contemporary finish, opening directly onto a pleasant west-facing rear garden - perfect for afternoon and evening sun. Upstairs, the main bedroom includes built in mirrored wardrobes, providing excellent storage. Situated in the ever popular Stone Cross area, the property is well placed for sought-after school catchments and local amenities, making it an excellent choice for first time buyers, downsizers or investors.

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Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Kitchen/Dining Room
- Bathroom/WC
- West Facing Rear Garden
- Two Parking Spaces
- Close to Local Schools, Shops & Transport Links
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor.

Lounge
14'1 x 9'7 (4.29m x 2.92m)
Radiator. Feature fireplace. Understairs storage cupboard. Double glazed window to front aspect.

Kitchen/Dining Room
12'9 x 7'7 (3.89m x 2.31m)
Fitted range of wall and base units with under unit lighting, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for washing machine. Boiler. Radiator. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
12'9 x 9'2 (3.89m x 2.79m)
Radiator. Built in wardrobe with mirrored doors. Airing cupboard. Two double glazed windows to front aspect.

Bedroom 2
11'3 x 6'9 (3.43m x 2.06m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and shower over. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Part tiled walls. Frosted double glazed window.

Outside
The Westerly facing rear garden features a patio seating area adjoining the house, leading to an area of lawn. There is a shed and a gate for rear access.

COUNCIL TAX BAND = C

EPC = C

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.