Freehold

£475,000

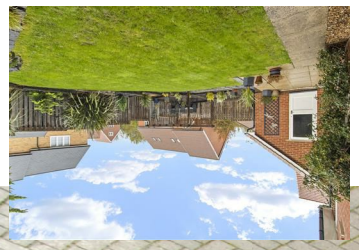
Offers in excess of

4 BEDROOM | 3 RECEPTION | 2 BATHROOM | 1 GARAGE





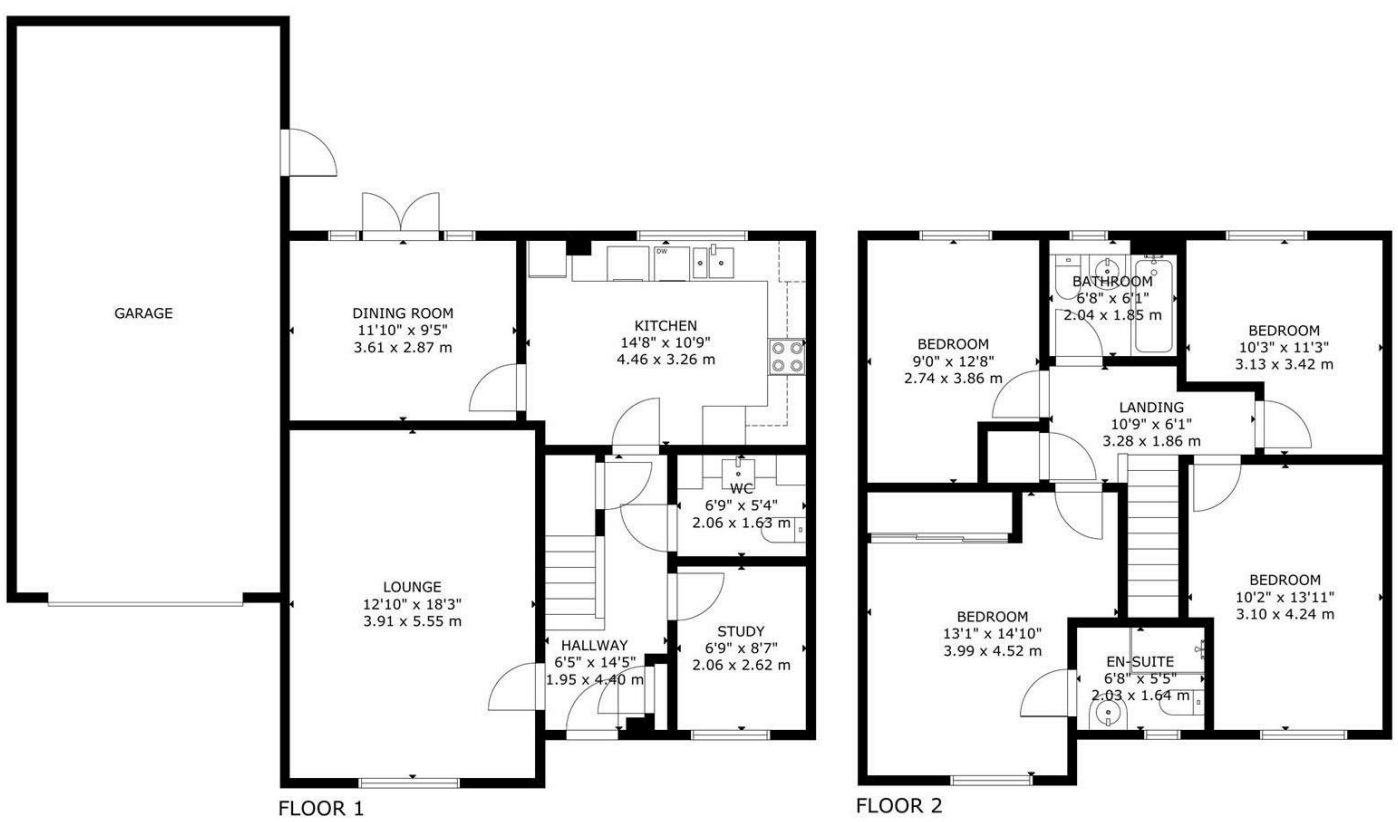




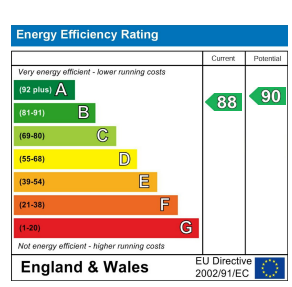
- Offers In Excess Of
- Spacious Accommodation
- Beautifully Presented
- 2/3 Receptions
- Tastefully Fitted Kitchen
- G/F Clks/WC
- 4/5 Bedrooms
- En Suite Shwr/WC
- Nicely Designed Garden
- Drive & Garage

archer & PARTNERS

Lessing Lane, Pevensey



GROSS INTERNAL AREA
TOTAL: 133 m²/1,437 sq ft
FLOOR 1: 67 m²/723 sq ft, FLOOR 2: 66 m²/714 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Lessing Lane, Pevensey



DESCRIPTION

OFFERS IN EXCESS OF £475,000 - SEE OUR 3D VIRTUAL TOUR - Excellent Family Accommodation - Beautifully Presented - Edge of Estate - 2/3 Receptions - G/f Clks/WC - 4/5 Bedrooms - En Suite Shower/WC - Family Bathroom/WC - Nicely Designed Garden - Drive & Garage

You can move straight into this lovely detached family home, which, in our opinion, is finished to a show home standard and offers spacious, comfortable and well presented accommodation throughout. Upon entering the property, there is a lovely and welcoming feel and from the hallway is access to a superb lounge and a separate study, which could also be utilised as a fifth bedroom if required as well as a spacious cloakroom/WC with excellent storage facilities and we are informed could be reverted to a utility.

The tastefully fitted kitchen offers an ample range of fitted units and generous work surfaces, together with an electric oven and induction hob. It also provides access to a separate dining room, which benefits from doors opening onto the rear garden, making it ideal for family meals and entertaining. The first floor boasts four generously sized double bedrooms, with the master bedroom featuring fitted wardrobes and a stylish en-suite shower room/WC. A well appointed family bathroom/WC completes the accommodation.

The property is presented in excellent decorative order throughout and further benefits from gas fired central heating and double glazing. Externally, a driveway leads to a good sized garage with a pitched roof, offering additional storage space. A particular highlight of this attractive home is the thoughtfully landscaped rear garden, featuring raised flower beds and a delightful decking area with pergola, creating the perfect setting for outdoor entertaining and relaxation.











Lessing Lane, Pevensey

Entrance Hallway

Lounge 5.55m x 3.91m (18'2" x 12'9")

Study 2.62m x 2.06m (8'7" x 6'9")

Cloakroom/WC 2.06m x 1.63m (6'9" x 5'4")

Kitchen 4.46m x 3.26m (14'7" x 10'8")

Dining Room 3.61m x 2.87m (11'10" x 9'4")

Master Bedroom 4.52m max x 3.99m max (14'9" max x 13'1" max)

En suite Shower Room 2.03m x 1.64m (6'7" x 5'4")

Bedroom 2 4.24m x 3.10m max (13'10" x 10'2" max)

Bedroom 3 3.86m max x 2.74m (12'7" max x 8'11")

Bedroom 4 3.42m max x 3.13m max (11'2" max x 10'3" max)

Family Bathroom 2.04m x 1.85m (6'8" x 6'0")

Outside
The front has areas of lawn with flower beds laid to shingle. Driveway to -

Garage 5.97m x 2.94m (19'7" x 9'7")
(internal measurements) with pitched roof, up-and-over door, fitted work top, power & light, door to rear garden.

Rear Garden 12.80m width x 10.36m depth (42' width x 34' depth)
The rear garden has been nicely designed being mainly laid to lawn having raised flower beds having various established plants and shrubs, patio, outside tap, pleasant timber decking area with pergola, side gate.

Council Tax
The property is in Band E. The amount payable for 2026-2027 is £3,302.32. This information is taken voa.gov.uk.
We have been informed that there is an annual estate management fee.

In the entrance hallway is a cloaks cupboard housing the electric meter and consumer unit and there is an understairs storage cupboard. The kitchen includes a Zanussi electric oven, and Indesit induction hob with extractor above and a wall unit houses an Ideal Logic gas fired boiler. The first floor landing has a built-in airing cupboard and access to an insulated loft.

Location
The property is conveniently located within walking distance of the local amenities at Mimram Road, which include a Tesco Express store and doctors surgery. Stone Cross Primary School is also nearby at Adur Drive. A Lidl supermarket is situated on Dittons Road, where regular bus services are available, along with convenient access to the A27 and A22. Polegate railway station is just over two miles away, providing rail connections to Eastbourne, Brighton and London Victoria.