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ESTATE AGENTS

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new
instruction



Beaulieu Drive, Pevensey, BN24 5DN

Freehold | House - Detached | 5 Bedrooms

Home + Castle are delighted to offer to the market this substantial five/six bedroom detached family home, occupying a pleasant position within this popular residential cul-de-sac in Stone Cross. The property offers generous and versatile accommodation arranged over three floors, with a particularly impressive through lounge/dining room providing an excellent space for both everyday family life and entertaining. The welcoming entrance hall leads through to the main living areas, with the kitchen/breakfast room providing a good range of workspace and storage, with a separate utility room adding further practicality. From the living, the Victorian-style double glazed conservatory provides an attractive additional reception space and enjoys views and access towards the garden, making it an ideal room to relax throughout the year. Upstairs, the principal bedroom benefits from an en-suite shower room, while a further bedroom also has its own en-suite facilities. There are three additional well-proportioned bedrooms, with the existing layout offering the potential to create a sixth bedroom if required. This flexibility would also suit those looking for dedicated home-working, hobbies or additional family space. Externally, there is a double detached garage together with a good amount of off-road parking, providing ample provision for several vehicles. The property is situated within a quiet cul-de-sac, making this an appealing setting for family occupation. Chain free.

FOR SALE
FREEHOLD
£500,000

Location

Stone Cross is a popular residential area with a range of local amenities close at hand, including schools, shops, doctors and dental facilities. There are excellent road links to the A27, while Polegate mainline railway station is also within easy reach, providing regular services towards Brighton, Eastbourne and London.

Hallway 8'2" x 14'9" (2.5 x 4.5)

Recessed spotlighting, built-in shelving, carpeted flooring, radiator, stairs leading to first floor landing.

Cloakroom 5'0" x 5'6" (1.53 x 1.70)

Recessed spotlighting, contemporary white suite with low-level WC, dark mahogany concealed cistern, wash hand basin set within dark mahogany pedestal, chrome heated towel ladder, ceramic tiled walls & floor, porthole-style double glazed window facing front aspect.

Lounge 17'1" x 11'11" (5.22 x 3.65)

Recessed spotlights, radiator, double glazed window facing front aspect, gas fire, range of electric sockets, TV point, telephone socket, carpeted flooring, archway leading to dining area.

Dining Room 11'3" x 10'0" (3.45 x 3.05)

Recessed spotlights, radiator, electrical sockets, carpeted flooring, double-glazed French doors that lead to:

Conservatory 16'3" x 10'7" maximum of (4.96 x 3.24 maximum of)

Spotlights, 'karndean' wooden flooring, gas heater, Part brick construction with double-glazed windows and doors leading to rear garden.

Kitchen 14'5" x 13'2" (4.41 x 4.02)

Strip lights, double glazed windows facing rear aspect, range of base and wall units, one and a half bowl sink with single drainer and mixer tap with tiled splash back set within formica worktop, integral eye level double oven, four-ring gas hob, extractor hood above. Integrated fridge freezer, built-in wine rack, central island with additional storage, integrated dishwasher, 'karndean' tiled effect flooring, radiator and under stairs storage cupboard.

Utility Room 5'8" x 4'11" (1.74 x 1.50)

Spot lights, double glazed door with side access, single sink drainer with mixer tap inset formica worktop, tiled splash back, space and plumbing for washing machine, wall and base unit, space for fridge/freezer, radiator, 'karndean' tiled effect flooring.

First Floor Landing

Recessed spotlights, radiator, carpeted flooring, doors leading to.

Bedroom One 13'1" x 12'0" (3.99 x 3.68)

Ceiling rose pendant, double glazed window facing front aspect, range of fitted wardrobes, chest of drawers and bedside cabinets, carpeted flooring, door leading to En-suite shower room.

En suite 8'2" x 3'3" (2.49 x 1)

Spot lights, double glazed window facing side aspect, wash hand basin inset vanity unit, part tiled walls, fully tiled shower cubicle, enclosed shower cubicle, low level WC, heated towel rail, carpeted flooring.

Bedroom Two 12'5" x 9'0" maximum of (3.80 x 2.75 maximum of)

Ceiling rose pendant, double glazed window facing front aspect, fitted wardrobes, radiator, carpeted flooring,

Bedroom Three 11'3" x 9'5" maximum of (3.45 x 2.89 maximum of)

Ceiling rose pendant, double glazed window facing rear aspect, radiator, carpeted flooring,

Bedroom Four 8'6" x 7'10" (2.60 x 2.41)

Spot lights, double glazed window facing rear aspect, built-in range of fitted 'Sharp' office furniture, including a desk with built-in drawers, range of additional storage, radiator, carpeted flooring,

Bathroom 7'10" x 6'3" (2.41 x 1.91)

Ceiling light, double glazed window facing rear aspect, bath with shower over and shower screen, low level WC, wash hand basin, fully tiled walls, radiator, carpeted flooring.

Second Floor

Doors leading to

Bedroom Five 16'6" x 10'2" (5.03 x 3.12)

Ceiling light, double glazed window facing rear aspect, range of built in "Sharps" furniture with 8-door wardrobe and corner desk, radiator, door to eaves storage, carpeted flooring.

Office / Bedroom Six 8'10" x 8'3" (2.71 x 2.53)

Radiator, double glazed window facing rear aspect, laminate flooring, door leading to.

En suite 5'10" x 5'4" (1.80 x 1.63)

Spotlighting, fully tiled enclosed shower unit, wash hand basin, low level WC, extractor fan, electric shaver point, laminate flooring.

Rear Garden

Low maintenance paved patio area and a shingled section that offers ample space for flower and shrub pots, enclosed by a fenced boundary.

Double Garage 17'5" x 17'1" (5.31 x 5.23)

Electrically operated up and over door, range of power points, strip lighting.

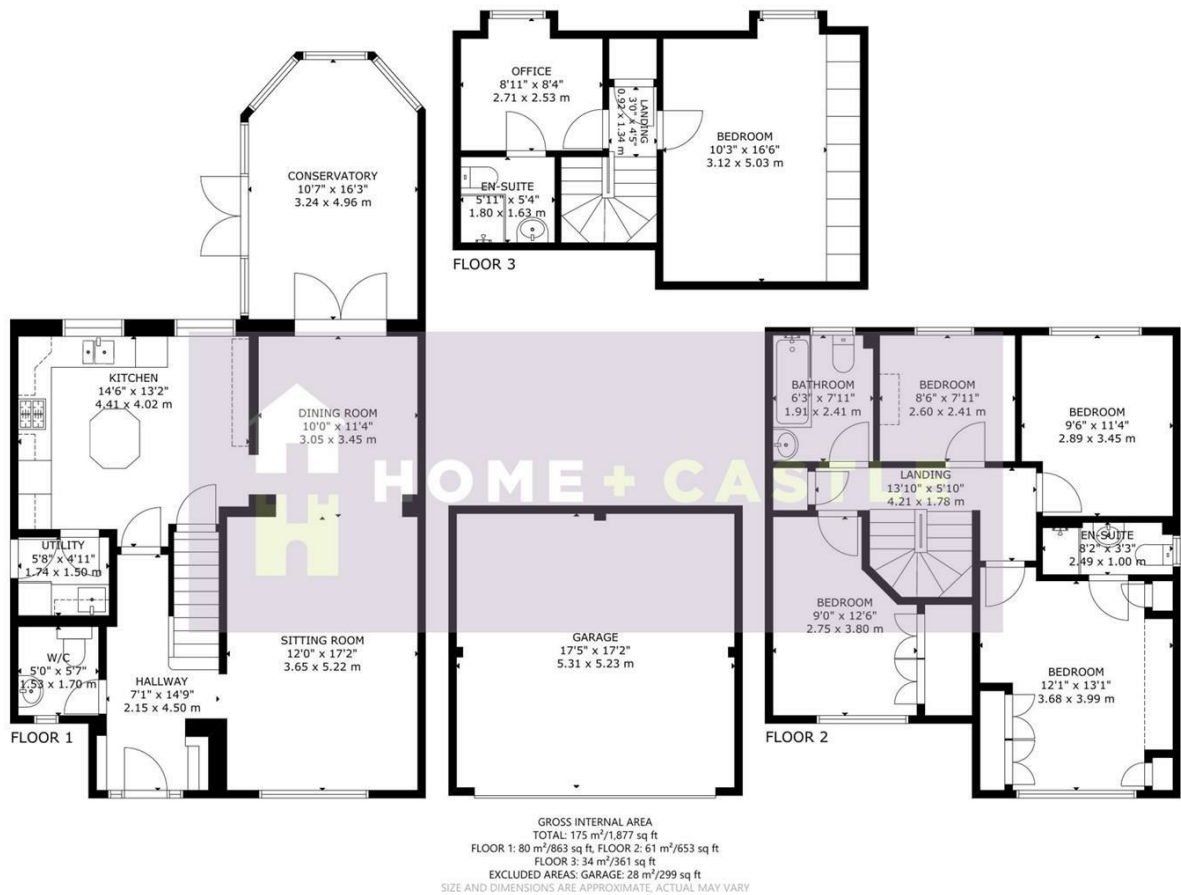
Additional Information

EPC rating: C

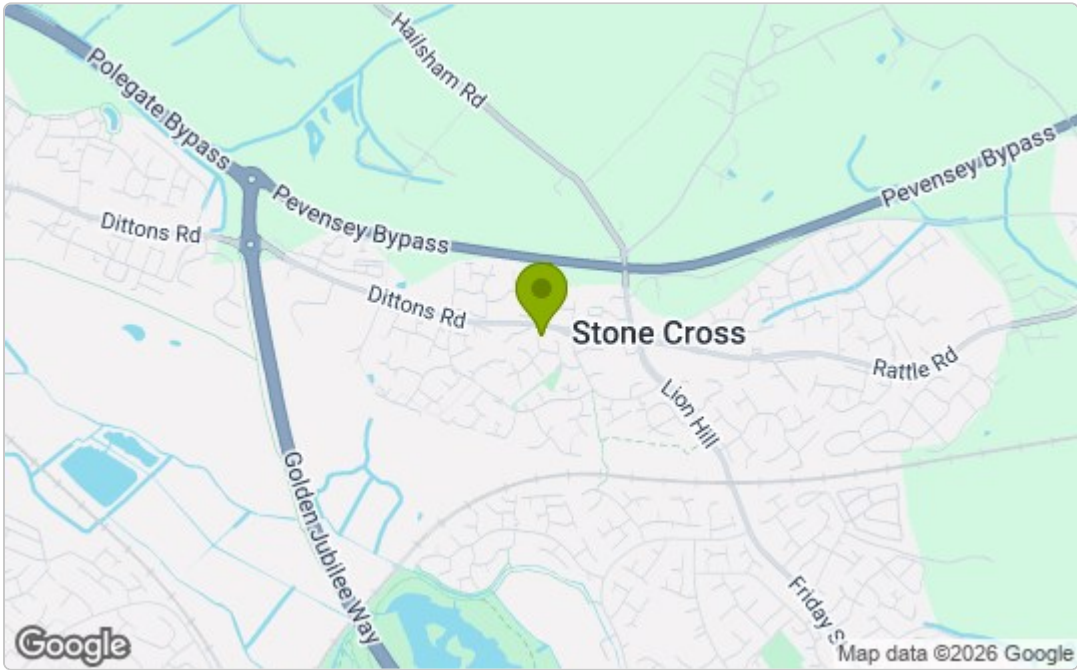
Council Tax Band: F

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

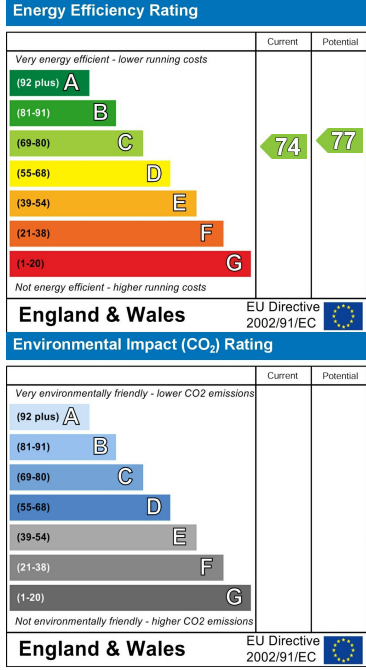
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.