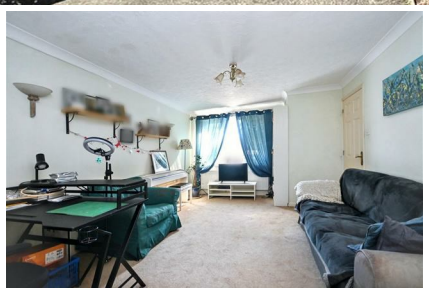
TOWN PROPERTY

01323 412200

Freehold

3/4 Bedroom | 2 Reception | 2 Bathroom

Guide Price
£315,000 - £325,000



28 Mole Close, Stone Cross, Pevensey, BN24 5QB

*** GUIDE PRICE £315,000 - £325,000 ***
A 3/4 bedroom detached house situated on this popular development in Stone Cross enviably located for nearby schools and local shops. With the garage being converted to a useful annexe/home office with an En Suite shower room/wc the house provides versatile accommodation with a good size conservatory. Benefits include a kitchen/breakfast room, lounge, family bathroom/wc, double glazing and gas central heating. An internal inspected comes highly recommended.

www.town-property.com info@town-property.com

Freehold

28 Mole Close, Stone Cross, Pevensey, BN24 5QB

Guide Price £315,000 - £325,000

Main Features

- Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Breakfast Room
- Double Glazed Conservatory
- Bathroom/WC
- Studio/Home Office with En Suite Shower Room/WC
- Patio Rear Garden
- Driveway

Entrance
Double glazed front door to-

Hallway
Coved ceiling. Radiator. Stairs to first floor.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Lounge
15'8 x 11'3 (4.78m x 3.43m)
Radiator. Coved ceiling. TV point. Understairs cupboard. Double glazed window to front aspect.

Kitchen/Breakfast Room
14'11 x 8'7 (4.55m x 2.62m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset four ring gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Wall mounted gas boiler. Radiator. Double glazed window to rear aspect. Double glazed sliding door to-

Conservatory
13'5 x 8'1 (4.09m x 2.46m)
Double glazed windows. Vaulted ceiling. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Airing cupboard housing hot water cylinder. Loft access (not inspected). Double glazed window.

Bedroom 1
14'9 x 9'6 (4.50m x 2.90m)
Built in cupboard. Range of fitted wardrobes. Coved ceiling. Radiator. Two double glazed windows to front aspect.

Bedroom 2
8'8 x 8'5 (2.64m x 2.57m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom 3
8'7 x 6'0 (2.62m x 1.83m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

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

Outside
The rear garden provides a high level of seclusion, it is laid to patio with mature trees and shrubs with gated side access.

Studio/Home Office
11'2 x 6'10 (3.40m x 2.08m)
The garage has been converted to a useful studio/home office. Electric heating. Double glazed window. Door to-

En Suite Shower Room/WC
Low level WC. Wash hand basin with mixer tap. Shower cubicle.

Parking
A driveway to the side of the property provides off road parking.

EPC = D

COUNCIL TAX BAND = D

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.