



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

Guide Price
£300,000 - £310,000



57 Beaulieu Drive, Stone Cross, Pevensey, BN24 5EW

*** GUIDE PRICE £300,000 - £310,000 ***

This immaculate three bedroom semi detached home is offered to the market chain free and is beautifully presented throughout. The property provides bright and well proportioned accommodation including a spacious living room, a modern kitchen/dining area with access to the garden and the added convenience of a ground floor WC. Upstairs are three comfortable bedrooms and a family bathroom, making the home ideal for families or those seeking well balanced living space. A particular feature of the property is the private, south facing rear garden, providing a sunny and secluded outdoor space perfect for relaxing or entertaining. The property also benefits from a garage located just around the corner with a driveway in front, offering useful parking and storage. Situated in a peaceful residential location close to local schools, shops, doctors, pharmacy, dentist, vets and transport links, this superb home is ready for immediate occupation.

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Main Features

- CHAIN FREE Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Dining Room
- Bathroom/WC
- South Facing Rear Garden
- Driveway & Garage
- Close to Local Schools, Shops and Transport Links
- Local activities are available at the Memorial Hall, St Lukes church and Parish Center along with The Red Lion

Entrance

Double glazed front door to-

Porch

Radiator. Inner door to lounge. Door to-

Cloakroom

Low level WC. Wash hand basin. Radiator. Extractor fan.

Lounge

14'10 x 11'4 (4.52m x 3.45m)

Two radiators. Understairs storage cupboard. Double glazed window to front aspect.

Kitchen/Dining Room

14'10 x 8'7 (4.52m x 2.62m)

Fitted range of wall and base units, surrounding worktop with inset one and a half bowl 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. Wall mounted boiler.

Part tiled walls. Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected).

Bedroom 1

13'1 x 9'7 (3.99m x 2.92m)

Radiator. Built in wardrobe & fitted wardrobe. Two double glazed windows to front aspect.

Bedroom 2

8'2 x 7'7 (2.49m x 2.31m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

8'8 x 6'1 (2.64m x 1.85m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

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

Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the house and a decked area at the bottom of the garden with a shed. The garden has fenced boundaries and gated side access.

Garage

Up and over door.

Parking

A driveway in front of the garage provides off road parking.

EPC = C

COUNCIL TAX BAND = D

AGENTS NOTE:

In accordance with section 21 of The Estate Agency Act 1979 the vendor is related to a member of Town Property staff.

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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.