



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£319,950



## 58 Mallow Drive, Stone Cross, Pevensey, BN24 5GR

A beautifully presented three bedroom modern semi detached home recently built by Persimmon Homes, ideally positioned in the sought after village of Stone Cross. This stylish property offers contemporary living throughout, featuring a bright sitting room to the front and an impressive full width kitchen/dining room to the rear, complete with patio doors opening onto a landscaped rear garden. The garden enjoys attractive views across a wooded area and open fields, creating a wonderful sense of privacy and outlook. The home further benefits from two allocated parking spaces located directly in front of the property. Upstairs, there are three well proportioned bedrooms, including a main bedroom with En-suite shower room, alongside a family bathroom. Ideally located for local amenities, the property is within easy reach of the neighbouring villages of Westham and Stone Cross, with schools and everyday facilities close by. Excellent transport links are available via the nearby railway station at Westham and the historic Pevensey Castle provides a charming local landmark within the surrounding area.

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Stone Cross, Pevensey,  
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## Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Dining Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Landscaped Rear Garden
- Two Allocated Parking Spaces

**Entrance**  
Front door to-

**Hallway**  
Radiator. Stairs to first floor.

**Cloakroom**  
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

**Lounge**  
14'2 x 12'1 (4.32m x 3.68m)  
Radiator. Panelled wall with hidden door to understairs cupboard. Double glazed window to front aspect.

**Kitchen/Dining Room**  
15'3 x 8'9 (4.65m x 2.67m)  
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated washer dryer, dishwasher and fridge freezer. Boiler. Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden.

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

**Bedroom 1**  
9'10 x 9'7 (3.00m x 2.92m)  
Radiator. Built in wardrobe. Double glazed window to front aspect. Door to-

**En Suite Shower Room/WC**  
Shower cubicle with rainwater shower head and further shower attachment. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Frosted double glazed window.

**Bedroom 2**  
9'1 x 7'5 (2.77m x 2.26m)  
Radiator. Double glazed window to rear aspect.

**Bedroom 3**  
7'7 x 5'10 (2.31m x 1.78m)  
Radiator. Double glazed window to rear aspect.

**Bathroom/WC**  
Panelled bath. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan.

**Outside**  
The rear garden is mainly laid to artificial lawn with an area of patio adjoining the house. There garden has fenced boundaries and gated side access.

**Parking**  
There are two allocated parking spaces.

**AGENTS NOTE:**  
There is an annual estate charge of approximately £350.

**EPC = B**

**COUNCIL TAX BAND = D**

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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.