



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  2 Bathroom

£395,000



## 8 Hazel Croft, Stone Cross, Pevensey, BN24 5GW

Forming part of the Mill Valley Development on the borders of Stone Cross and Westham this superb CHAIN FEE three bedroom detached house offers three bedrooms, a large kitchen/dining room, master bedroom with En-Suite and family bathroom. There is also an attractive front and rear gardens, which include areas or lawn and flint path to sitting area and cabin.

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## Main Features

- CHAIN FREE Detached House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- En-Suite Shower Room/WC to Master Bedroom
- Further Bathroom/WC
- Garden with Log Cabin
- Driveway for 2 Cars

### Entrance Hallway

Radiator. Laminate flooring.

### Lounge

18'7 x 10'1 (5.66m x 3.07m)

Radiator. Log burner. Laminate flooring. Double glazed window to side aspect.

### Kitchen/Dining Room

18'5 x 9'1 (5.61m x 2.77m)

Four ring gas hob. Electric oven. Breakfast bar and space for dining table. Space for fridge freezer. One and a half bowl single drainer sink unit with mixer tap. Wall and base units. Vinyl flooring. Double glazed window. Door to-

### Utility Room

6'1 x 4'11 (1.85m x 1.50m)

Counter top with space for utilities. Cupboard housing boiler. Vinyl flooring. Radiator. Door to rear.

### Cloakroom

Low level WC. Pedestal wash hand basin.

### Stairs from Ground to First Floor Landing:

Radiator. Airing cupboard. Access to loft (not inspected). Double glazed window to rear aspect.

### Master Bedroom

18'6 x 10'4 (5.64m x 3.15m)

Radiator. Carpet. Double glazed windows to front and side aspects.

### En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Vinyl flooring. Double glazed window to side aspect.

### Bedroom 2

10'6 x 8'2 (3.20m x 2.49m)

Double glazed windows to front and side aspects.

### Bedroom 3

8'10 x 7'5 (2.69m x 2.26m)

Double glazed window.

### Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Vinyl flooring. Double glazed window to front aspect.

### Outside

Rear Garden: Built in cabin. Mixed shrubs. Flint path leading to built in wooden seating area.

Front Garden: Mixture of shrubs and lawned communal area. Space for shed.

### Parking

Parking for two vehicles.

Council Tax Band = D

EPC = B

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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.