



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

Offers in excess of
£350,000



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

An extremely well presented 3 bedroom detached house enviably situated in Stone Cross. Having undergone much improvement the house benefits from 3 good size bedrooms, the master having an En-Suite shower room, a further bathroom, a wonderful refitted kitchen with integrated appliances and double aspect lounge/dining room with french doors opening to the rear garden that is laid to patio and lawn. Local shops can be found within easy walking distance and the area is served by local schools. An internal inspection comes highly recommended.

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

Offers in excess of
£350,000

Main Features

- Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Dining Area
- En Suite Shower Room/WC
- Bathroom/WC
- Lawn & Patio Rear Garden
- Garage
- Close to Local Schools and Shops

Entrance

Front door to-

Hallway

Oak flooring. Radiator. Inset spotlights. Built in cupboard.

Ground Floor Cloakroom

Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Oak flooring. Part tiled walls. Inset spotlights. Radiator. Extractor fan. Frosted double glazed window.

Lounge

15'5 x 10'6 (4.70m x 3.20m)

Radiator. Wood effect flooring. Inset spotlights. TV point. Double glazed window to front aspect. Opening to-

Kitchen/Dining Area

17'10 x 10'0 (5.44m x 3.05m)

Refitted range of wall and base units, worktop with inset stainless steel sink unit and mixer tap. Built in electric hob with contemporary style extractor. Eye level double oven. Integrated fridge freezer, washing machine and tumble dryer. Part tiled walls. Inset spotlights. Radiator. Double glazed window. Double glazed French doors to garden.

Stairs from Ground to First Floor Landing

Carpet. Loft access (not inspected). Double glazed window.

Bedroom 1

12'2 x 10'7 (3.71m x 3.23m)

Carpet. Radiator. Fitted wardrobes and bedside units. Double glazed window to front aspect.

En Suite Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Part tiled walls. Inset spotlights. Frosted double glazed window.

Bedroom 2

9'11 x 8'9 (3.02m x 2.67m)

Carpet. Radiator. Double glazed window to rear aspect.

Bedroom 3

10'5 x 9'1 (3.18m x 2.77m)

Carpet. Radiator. Double glazed window to rear aspect providing far reaching views over Eastbourne.

Bathroom/WC

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

Outside

The rear garden is laid to patio and lawn with an outside tap and gated side access.

Parking

To the front of the property there is a garage with an up and over door an additional parking in front.

COUNCIL TAX BAND = D

EPC = C

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.