



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£375,000



4 Lavant Road, Stone Cross, Pevensey, BN24 5EZ

A well proportioned three bedroom detached family home offering practical accommodation in the popular Stone Cross area. The ground floor features a spacious full-width kitchen/dining room with patio doors opening directly onto the rear garden, alongside a separate reception room and useful cloakroom. Upstairs are three bedrooms, including a principal bedroom with En-Suite, together with a family bathroom. Outside, the property benefits from a driveway and garage, while the rear garden is arranged with a combination of lawn and paved areas and includes a useful timber-built cabin. Ideally located close to a number of schools, local amenities and transport links, with easy access to both the A22 and A27 and Pevensey & Westham railway station nearby. Offered chain free, this is an excellent opportunity for families and buyers looking for a detached home in Stone Cross.

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Stone Cross, Pevensey,
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Main Features

- Attractive Three Bedroom Detached House
- Lounge
- Spacious Full Width Kitchen/Dining Room
- Family Bathroom/WC & Ground Floor WC
- En Suite Shower Room/WC to Master Bedroom
- Timber Built Garden Cabin
- Part Paved, Part Lawned, Part Decked Rear Garden
- Driveway & Garage
- Popular Stone Cross Location
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Stairs to first floor.

Ground Floor Cloakroom

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

Lounge

16'5 x 13'3 (5.00m x 4.04m)

Two radiators. Double glazed window to front aspect.

Kitchen/Dining Room

16'5 x 8'10 (5.00m x 2.69m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space for two under counter appliances. Space for upright fridge freezer. Understairs cupboard. Part tiled walls. Radiator. Double glazed window to rear aspect. Double glazed sliding door to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1

11'2 x 9'4 (3.40m x 2.84m)

Radiator. Built in wardrobe. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC

Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Shaver point. Extractor fan. Frosted double glazed window.

Bedroom 2

10'0 x 9'3 (3.05m x 2.82m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3

7'9 x 6'8 (2.36m x 2.03m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The garden is laid to lawn with an area of patio adjoining the house and an area of decking. There is a timber built garden room that has power.

Parking

A driveway provides off road parking and access to the-

Garage

Up and over door. Door to garden.

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.