

24 Wood Sage Way,
Stone Cross, Pevensey,
BN24 5FU

Freehold

Guide Price
£425,000 - £450,000



4 Bedroom 3 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 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.



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A beautifully styled and exceptionally well presented four bedroom detached family home, offering generous and versatile accommodation perfectly designed for modern living. Finished to a superb standard throughout, the property immediately impresses with its bright and elegant interiors, including a welcoming front facing lounge and a stunning full width kitchen/dining room spanning the rear of the house. Flooded with natural light from patio doors opening onto the garden, this sociable space is ideal for entertaining, family gatherings and everyday living alike. The former garage has been expertly converted to create a fantastic additional reception room, currently arranged as a stylish children's playroom, while a contemporary ground floor WC adds further practicality. Upstairs, the sense of space continues with four excellent sized bedrooms, including a luxurious principal suite complete with fitted wardrobes and a sleek en-suite shower room. A modern family bathroom serves the remaining bedrooms, all presented in immaculate decorative order. Outside, the sunny rear garden has been thoughtfully landscaped for effortless enjoyment, featuring a generous patio perfect for summer dining and an attractive artificial lawn providing year round greenery with minimal upkeep. To the front, a private driveway comfortably accommodates two vehicles. Ideally positioned within the ever popular Stone Cross development, the property enjoys easy access to highly regarded schools, local amenities, scenic countryside walks and excellent road connections via the A27 and A22.

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Main Features

- Stunning Detached Four Bedroom Family Home
- Beautifully Presented with Stylish Modern Interior
- Driveway Providing Off Road Parking for Two Vehicles
- Sunny Landscaped Rear Garden with Entertaining Patio
- Impressing Full Width Kitchen/Dining Room
- Great Sized Lounge
- Converted Garage Creating A Versatile Additional Reception Room
- Luxurious Master Bedroom with En Suite Shower Room and Fitted Wardrobes
- Stone Cross Location Close to Schools and Transport Links

Entrance
Front door to-

Hallway
Column style radiator. Stairs to first floor.

Cloakroom
Low level WC. Wash hand basin with mixer tap. Extractor fan. Radiator.

Lounge
13'10 x 10'2 (4.22m x 3.10m)
Column style radiator. Two double glazed windows to front aspect.

Reception Room/Playroom
16'4 x 8'8 (4.98m x 2.64m)
Colum style radiator. Fitted storage cupboards. Double glazed window to front aspect.

Kitchen/Dining Room
24'1 x 8'8 (7.34m x 2.64m)
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. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Understairs storage cupboard. Column style radiator. Two double glazed windows to rear aspect. Double glazed patio door to garden.

Stairs from Ground to First Floor Landing
Cupboard. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
13'5 x 11'1 (4.09m x 3.38m)
Radiator. Fitted wardrobe. Two double glazed windows to front aspect.

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap and cupboard below. Radiator. Extractor fan. Frosted double glazed window.

Bedroom 2
13'10 x 10'3 (4.22m x 3.12m)
Radiator. Two double glazed windows to front aspect.

Bedroom 3
8'10 x 8'10 (2.69m x 2.69m)
Radiator. Double glazed window to rear aspect.

Bedroom 4
9'8 x 7'5 (2.95m x 2.26m)
Radiator. Double glazed window to rear aspect.

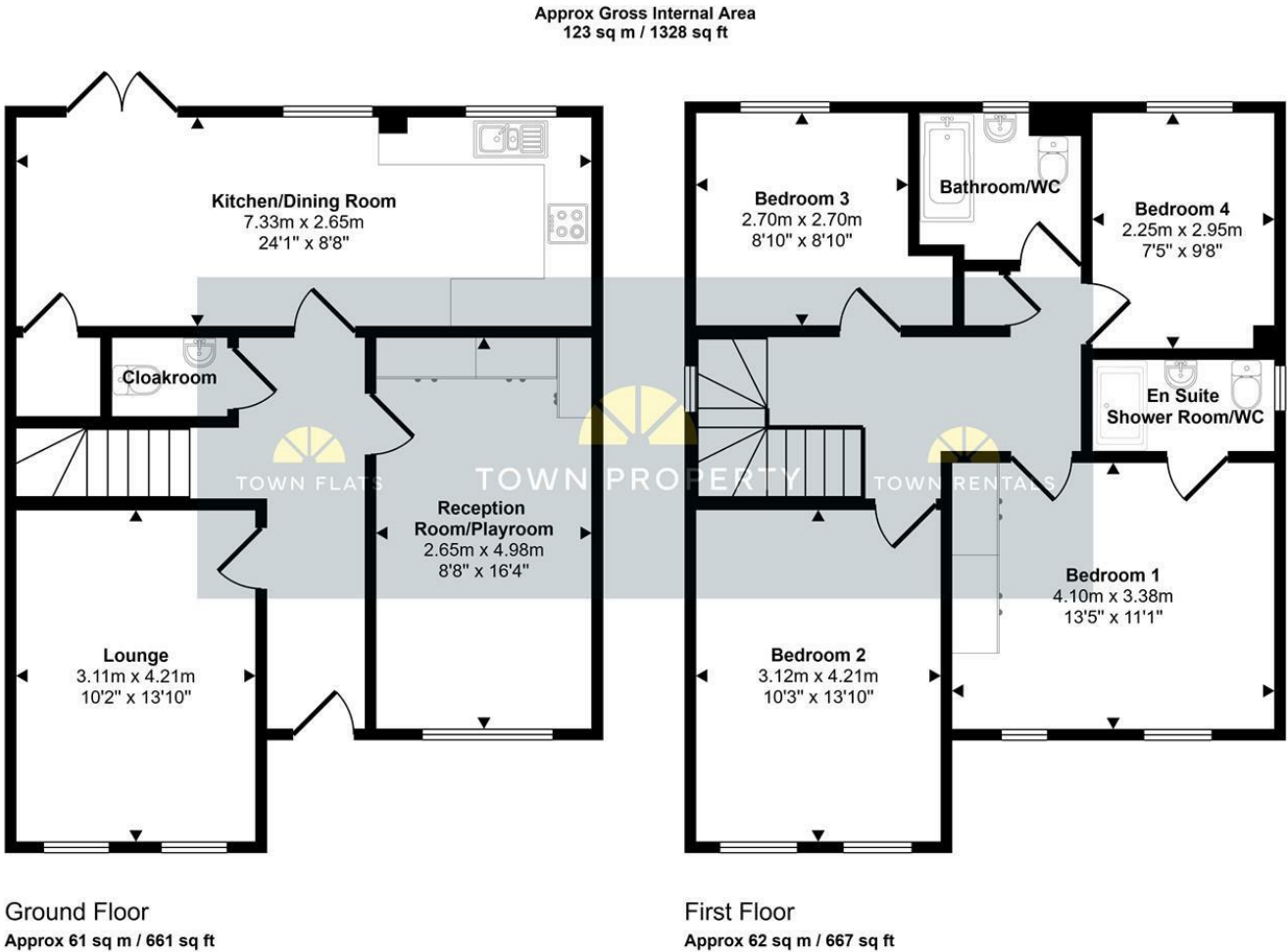
Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Extractor fan. Radiator. Frosted double glazed window.

Outside
The rear garden is laid to artificial lawn with an area of patio adjoining the house.

Parking
A driveway to the front of the property provides off road parking for two vehicles.

COUNCIL TAX AND = E

EPC = B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.