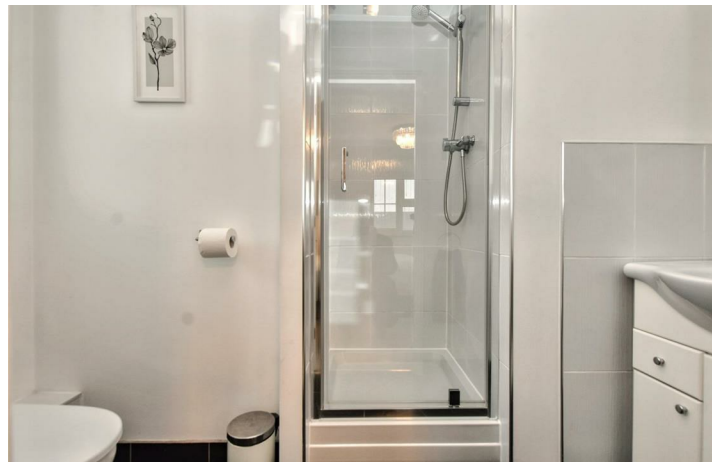


12 Hamble Road, Stone
Cross, Pevensey, BN24 5PU

Freehold
Guide Price
£450,000 - £475,000



4 Bedroom 2 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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4 Bedroom 2 Reception 2 Bathroom



12 Hamble Road, Stone Cross, Pevensey, BN24 5PU

*** GUIDE PRICE £450,000 - £475,000 ***

Being sold CHAIN FREE, this immaculately presented detached house in Stone Cross Village is just yards from shops and the local school and boasts four double bedrooms. Featuring two spacious reception rooms, there is also a fitted kitchen/breakfast room with integral and free standing appliances included as seen with a useful cloakroom and utility room. Further benefits include en suite facilities to the master bedroom and a family bathroom/wc whilst to the rear, the walled garden is secluded and arranged to lawn, patio and decking. A driveway to the front provides invaluable off street parking and leads to the remaining garage. Polegate with its mainline railway station and the market town of Hailsham are also easily accessible.

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12 Hamble Road, Stone Cross, Pevensey, BN24 5PU

Guide Price
£450,000 - £475,000

Main Features

- Immaculately Presented Detached House
- Four Double Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- En Suite Shower Room/WC & Bathroom/WC
- Landscaped Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance

Covered entrance with double glazed door to-

Entrance Hallway

Radiator. Wood laminate flooring. Frosted double glazed window.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap and vanity cupboard below. Tiled flooring. Radiator.

Sitting Room

15'5 x 11'5 (4.70m x 3.48m)
Ornate surround fireplace with mantel above and inset gas fire. Wood laminate flooring. Radiator. Double glazed windows to rear aspect. Double glazed double doors to rear garden.

Dining Room

13'3 x 8'10 (4.04m x 2.69m)
Radiator. Wood laminate flooring. Double glazed window to front aspect.

Kitchen/Breakfast Room

16'3 x 8'5 (4.95m x 2.57m)
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for range cooker and American style fridge freezer. Integrated dishwasher. Range of wall mounted units. Breakfast bar. Extractor hood. Radiator. Tiled flooring. Double glazed window to side aspect. Double glazed double doors to rear.

Utility Room

8'6 x 8'3 (2.59m x 2.51m)
Worksurfaces with cupboards under. Space and plumbing for washing machine. Space for tumble dryer and fridge. Wall mounted units and wall mounted gas boiler. Double glazed door to side aspect. Door to garage.

Stairs from Ground to First Floor Landing

Airing cupboard. Access to loft with ladder (not inspected).

Master Bedroom

11'8 x 11'5 (3.56m x 3.48m)
Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap and vanity unit under. Low level WC. Radiator. Tiled flooring. Part tiled walls. Radiator. Frosted double glazed window.

Bedroom 2

13'5 x 9'1 (4.09m x 2.77m)
Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3

10' x 9'1 (3.05m x 2.77m)
Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 4

9'5 x 8'2 (2.87m x 2.49m)
Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls. Tiled flooring. Radiator. Frosted double glazed window.

Outside

The landscaped rear garden is laid to lawn, patio and decking with planted borders and gated side access.

Parking

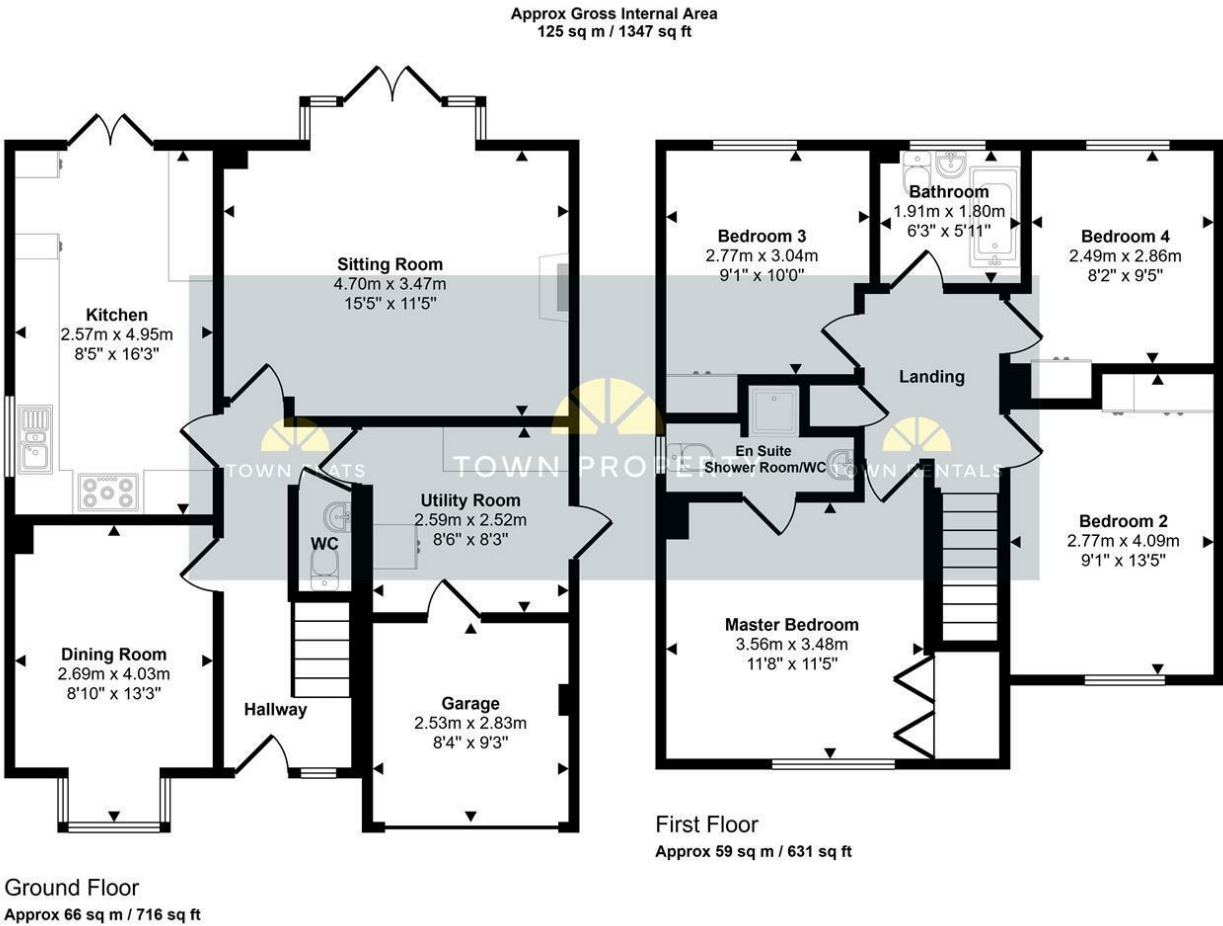
There is a driveway to the front.

Garage

9'3 x 8'4 (2.82m x 2.54m)
Up and over door.

COUNCIL TAX BAND = E

EPC = D



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.