

6 Hazel Croft,
Stone Cross,
BN24 5GW

Freehold

£425,000



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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Forming part of the Mill Valley development on the borders of Stone Cross and Westham, this CHAIN FREE superb detached house has four bedrooms and two receptions and features a fitted kitchen/breakfast room with adjoining utility room and ground floor cloakroom. The property also benefits from en suite facilities and a family bathroom/wc and is notable for some individual decorative touches which really compliment this home. There are attractive rear gardens which included areas of lawn, patio, a pitch roof deck and shed and there is gated side access. To the front is a full width driveway with off street parking for two vehicles. Both Stone Cross and Westham Villages are nearby where amenities such as local schools, shops and Westham railway station can be found. The historic Pevensey Castle is also within approximately one mile distant.

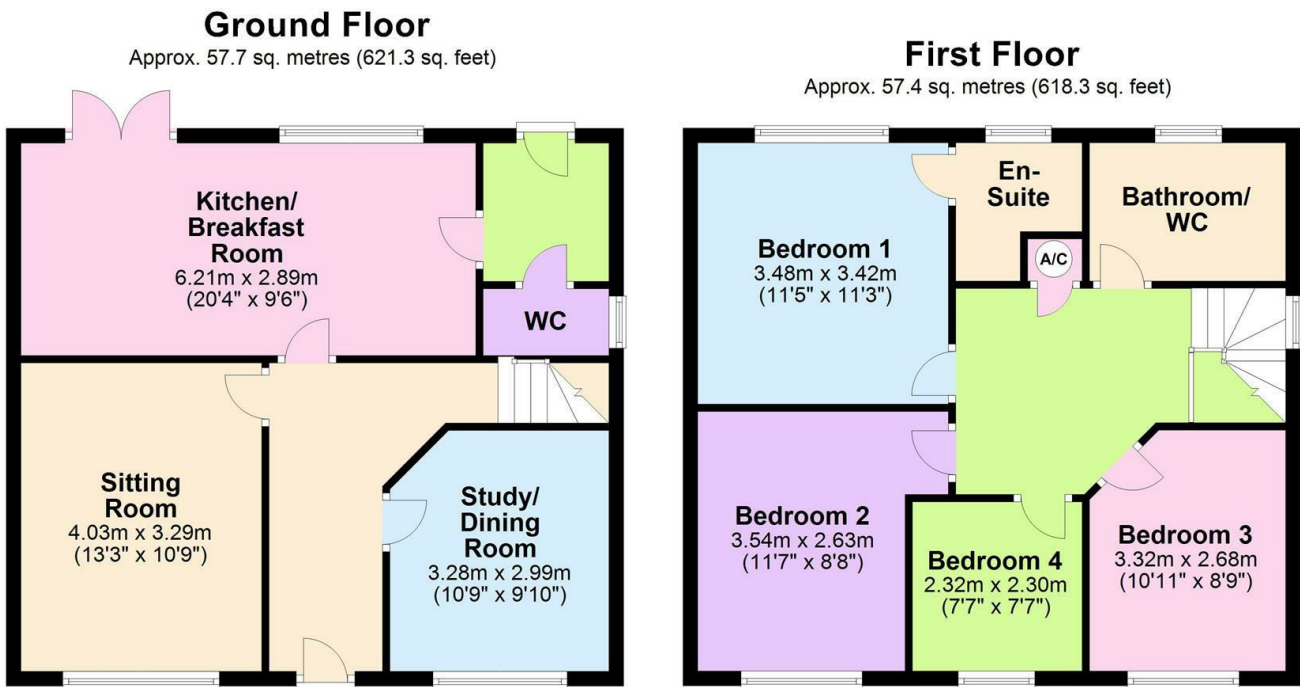
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Main Features	Entrance Frosted double glazed doors to-
<ul style="list-style-type: none">Detached House4 BedroomsSitting RoomStudy/Dining RoomKitchen/Breakfast Room & Utility RoomCloakroomEn-Suite Shower Room/WC to Master BedroomBathroom/WCLandscaped Rear GardenDriveway for 2 Vehicles	Entrance Hallway Radiator. LFT flooring. Sitting Room 13'32 x 10'85 (3.96m x 3.05m) Radiator. LFT flooring. Double glazed window to front aspect. Study/Dining Room 10'85 x 9'97 (3.05m x 2.74m) Radiator. LFT flooring. Double glazed window to front aspect. Kitchen/Breakfast Room 20'40 x 9'64 (6.10m x 2.74m) Range of units comprising of bowl and a half single drainer sink unit and surrounding work surfaces with upstands having cupboards and drawers under. Inset four ring gas hob and electric oven under with concealed extractor above. Space and plumbing for dishwasher and fridge freezer and range of wall mounted units. LFT flooring. Radiator. Double glazed window to rear aspect. Utility Room 6'15 x 5'76 (1.83m x 1.52m) Radiator. LFT flooring. Work surfaces with cupboards under. Space and plumbing for washing machine and tumble dryer. Concealed wall mounted gas boiler. Double glazed door to rear aspect. Cloakroom Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window. Stairs from Ground to First Floor Landing: Airing cupboard. Loft access (not inspected). Double glazed window to side aspect. Master Bedroom 11'47 x 11'26 (3.35m x 3.35m) Radiator. Carpet. Double glazed window to rear aspect. En-Suite Shower Room/WC Shower cubicle with wall mounted shower and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window. Bedroom 2 11'72 x 8'83 + recess (3.35m x 2.44m + recess) Radiator. Carpet. Double glazed window to front aspect. Bedroom 3 10'11 x 8'88 (3.33m x 2.44m) Radiator. Carpet. Double glazed window to front aspect. Bedroom 4 7'74 x 7'66 (2.13m x 2.13m) Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC	Panelled bath. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.
Outside	There are rear gardens which are principally laid to lawn and patio.
Parking	There is a full width driveway at the front which has space for two vehicles.
EPC = B	
Council Tax Band = E	



Total area: approx. 115.2 sq. metres (1239.6 sq. feet)
For illustration purposes only - not to scale