



01323 412200

TOWN PROPERTY

Freehold

2 Bedroom 1 Reception 2 Bathroom

£269,950



38 Meadowsweet Lane, Stone Cross, Pevensey, BN24 5GB

This exceptional two-bedroom semi-detached home is located within the highly sought-after Bellway Homes development in Stone Cross. Beautifully presented throughout, the property features a spacious lounge with French doors opening onto a private garden, a contemporary fitted kitchen, a convenient ground floor WC, and an En suite to the principal bedroom. Additional highlights include two generously sized double bedrooms, a modern family bathroom and off-road parking. Ideally positioned, the home provides easy access to Pevensey train station and is within walking distance of local shops and schools. An internal inspection comes highly recommended.

38 Meadowsweet Lane,
Stone Cross, Pevensey, BN24 5GB

£269,950

Main Features

- Semi Detached House
- Two Double Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge/Dining Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Allocated Parking Space
- Lawn and Patio Rear Garden
- Gas Central Heating & Double Glazing Throughout

Entrance

Double glazed front door to-

Hallway

Radiator. Door to cloakroom. Opening to-

Kitchen

10'2 x 6'2 (3.10m x 1.88m)

Fitted range of wall and base units, surrounding worktops with inset one and a half bowl stainless steel sink unit with mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer, washing machine and dishwasher. Double glazed window to front aspect.

Ground Floor Cloakroom

Low level WC with concealed cistern. Wall mounted wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

Lounge/Dining Room

15'3 x 13'4 (4.65m x 4.06m)

Two radiators. Carpet. Understairs storage cupboard. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing

Carpet. Radiator. Access to loft (not inspected).

Bedroom 1

13'3 x 8'0 (4.04m x 2.44m)

Radiator. Carpet. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC with concealed cistern. Heated towel rail. Frosted double glazed window.

Bedroom 2

10'4 x 9'0 (3.15m x 2.74m)

Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap and shower attachment. Wall mounted wash hand basin with mixer tap. Low level WC with concealed cistern. Part tiled walls. Heated towel rail.

Parking

There is an allocated parking space in front of the property.

Outside

The rear garden is mainly laid to lawn with a patio area adjoining the house. The garden has fenced boundaries and there is a gate for side access.

AGENTS NOTE:

There is an estate charge of approximately £180 payable half yearly. (£360 per annum).

EPC = B

COUNCIL TAX BAND = 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.