



# TOWN PROPERTY



01323 412200

Freehold



3/4 Bedroom



1/2 Reception



2 Bathroom

## £399,950



### 3 Lambourn Avenue, Stone Cross, Pevensey, BN24 5PQ

A three/four bedroom detached family home built by the highly regarded McLeans, renowned for their quality of construction, situated in a quiet cul-de-sac within the ever popular Stone Cross area. This versatile property offers bright and spacious accommodation throughout, including a full-width lounge/dining room with french doors opening onto the South Easterly rear garden, allowing for plenty of natural light. The modern fitted kitchen/breakfast room provides ample storage and workspace, while a ground floor study/bedroom four which is skilfully converted from part of the garage, adding valuable flexibility for home working or guest accommodation. Upstairs, there are three well proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom. Outside, the landscaped rear garden enjoys a favourable South Easterly aspect, perfect for entertaining and relaxing. To the front, a private driveway provides off road parking for two vehicles and access to the remaining garage store. Ideally located close to local schools, shops and transport links as well as a dentist and doctors surgery, this is an excellent family home in a sought after residential setting.

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Stone Cross, Pevensey,  
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## Main Features

- Detached House
- 3/4 Bedrooms
- Kitchen
- Ground Floor Cloakroom
- Lounge/Dining Room
- Bedroom 4/Office
- En Suite Shower Room/WC
- Family Bathroom/WC
- South Facing Rear Garden
- Double Driveway

**Entrance**  
Double glazed front door to-

**Hallway**  
Radiator.

**Kitchen**  
17'5 x 7'9 (5.31m x 2.36m)  
Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Inset electric hob with extractor over. Eye level double electric oven. Integrated dishwasher. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Double glazed window to front aspect. Double glazed door to side aspect.

**Bedroom 4/Office**  
9'8 x 7'9 (2.95m x 2.36m)  
Electric radiator. Built in wardrobe. Double glazed window to side aspect.

**Ground Floor Cloakroom**  
Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan.

**Lounge/Dining Room**  
19'8 x 9'9 (5.99m x 2.97m)  
Two radiators. Double glazed windows to rear aspect. Double glazed patio doors to garden.

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

**Bedroom 1**  
11'9 x 10'5 (3.58m x 3.18m)  
Radiator. Built in wardrobe. Double glazed window to rear aspect. Door to-

**En Suite Shower Room/WC**  
Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Frosted double glazed window.

**Bedroom 2**  
11'1 x 10'11 (3.38m x 3.33m)  
Radiator. Built in wardrobe. Double glazed window to front aspect.

**Bedroom 3**  
8'4 x 8'3 (2.54m x 2.51m)  
Radiator. Double glazed window to front aspect.

**Bathroom/WC**  
P shaped bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Frosted double glazed window.

**Outside**  
The South facing rear garden is mainly laid to lawn with an area of patio adjoining the house and a raised decked seating area. The garden has fenced boundaries, an outside tap, external socket and gated side access on both sides.

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

**EPC = D**

**COUNCIL TAX BAND = D**

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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.