



An extremely well-appointed detached family home with a feeling of light and space throughout. This home is located in a quiet cul-de-sac position in sought after Stone Cross, within close proximity to the excellent local amenities on offer. The home is extremely well presented and has been lovingly updated and reconfigured with many features which will make it an ideal family home. As you step into the home you are greeted with a bright entrance hall, with access to the garage, deep built in cloaks storage and ground floor cloakroom. To the front there is a bay fronted lounge with plenty of natural light, and tastefully decorated in a modern style with fitted shutters at the double glazed bay window. Leading then through to the double aspect kitchen / dining/ family room which opens to the conservatory at the rear. It is a fully fitted kitchen space with a range of white gloss wall and base units allowing for ample storage, with integral appliances and space for a fridge/freezer. Opening the kitchen into the dining room was an inspired decision by the current owners as it allows the space to become multi use with a dining area and comfortable seating space giving the 'family room' that is so sought after. Then opening into the UPVC conservatory allows for more seating area and enjoyment of the garden. The large landing houses an airing cupboard and access to the loft which is part boarded and has a fitted ladder. All of the bedrooms are a good size with three having built in wardrobes, and two bedrooms having modern en-suite shower rooms. There is also a family bathroom. Outside, the mature rear garden has access from the front, and is surrounded by fencing. There is a paved patio area and artificial lawn for easy maintenance. There is a tap and power available and the front of the home has a large driveway and an area of planted borders and mature shrubs. The garage has been usefully configured to house the utilities for the property, with plumbing for washing machine and space for condensing dryer together with a sink and the gas boiler. Stone Cross is an ever more popular part of our area with excellent amenities to include Doctors surgery, Dentist, small local and national shops and the well subscribed Stone Cross pre-school going all the way through to primary level. These amenities are all within easy reach and would be described as within walking distance from the property together with the local pub offering outside seating and full food menu, and St Luke's Church with activities taking place in the Church hall on a regular basis. Viewing is highly recommended to be able to fully grasp the space and potential on offer.

Guide Price £475,000-£495,000
Tenure Freehold | Council Tax Band- E



11 Lambourn Avenue, Stone Cross, Pevensey, BN24 5PQ



Entrance Hall- Casement door to front. Laminated wood flooring, radiator. Built in double cloaks cupboard, and personal door to garage. Stairs leading to first floor.

Cloakroom- Double glazed opaque window to side. Partially tiled walls and tiled flooring. Radiator. Wash hand basin and low level W.C.

Lounge - 5.79m x 3.68m (19'0" x 12'1")- Double glazed bay window to front with fitted shutters. TV point. Carpeted with coved ceiling. Radiator.

Dining/Family Room - 4.39m x 3.61m (14'5" x 11'10")- Rear aspect with two double glazed doors leading to conservatory. Radiator. TV point. Laminated wood flooring. Inset LED ceiling lights and coved ceiling.

Kitchen - 3.96m x 2.74m (13'0" x 9'0")- Double aspect room with double glazed windows to rear and side. Open to dining/family room. Partially tiled walls and tiled flooring. Radiator. Fully fitted with a range of modern wall and base units with integral Hotpoint dishwasher, microwave and single electric oven. Space for American style fridge/freezer. Laminate work surfaces with inset 4 burner AEG Induction hob and composite 1 and 1/2 bowl sink and drainer unit with mixer tap and water filter attachment. Fitted stainless steel cooker hood.

Conservatory - 4.52m x 1.52m (14'10" x 5'0")- UPVc. Double glazed door leading to rear garden. Tiled flooring. Wall lights.

First Floor Landing- Feature double glazed window to side. Airing cupboard. Loft access with fitted ladder, part boarded. Radiator. Inset LED ceiling lights.

Bedroom One - 5m x 3.58m (16'5" x 11'9")- Two double glazed windows to front with fitted shutters and views towards The South Downs. Ample built in wardrobes. Wall lights. Door leading to en-suite.

En-Suite- Double glazed opaque window to front with fitted shutters. Fully tiled walls and laminate flooring. Radiator. Inset spotlights. Extractor fan. Modern suite comprising of double shower cubicle, wash hand basin set within vanity unit and W.C. with concealed cistern.

Bedroom Two - 4.37m x 2.59m (14'4" x 8'6")- Double glazed window to rear with fitted shutters. Built in wardrobes. Radiator. Door leading to en-suite.

En-Suite- Double glazed opaque window to side. Fully tiled walls and laminate flooring. Chrome towel rail. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

Bedroom Three - 3.12m x 2.77m (10'3" x 9'1")- Double glazed window to rear with fitted shutters. Built in wardrobes. Radiator.

Bedroom Four - 3.05m x 2.08m (10'0" x 6'10")- Double glazed window to rear with fitted shutters. Radiator.

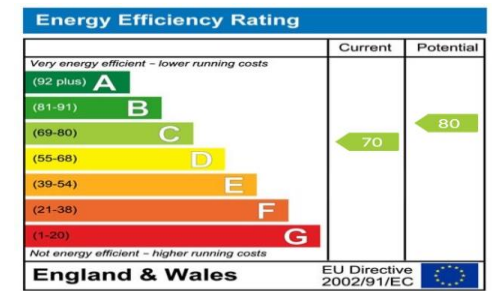
Bathroom- Double glazed opaque window to side. Partially tiled walls and laminate flooring. Towel rail. Radiator. White suite comprising of bath with shower over and fitted glazed screens, wash hand basin set within vanity unit and W.C.

Garage - 5.64m x 2.59m (18'6" x 8'6")- Single up & over door. Power & light. Utility area fitted with base units with space and plumbing for washing machine and tumble dryer. Work surfaces with inset stainless steel sink and drainer unit. Boiler.

Rear Garden- South east facing garden. Laid to artificial lawn with patio area. Fencing surrounds with gated side access.

Front Garden- Planted border with mature shrubs.

Driveway- Ample off road parking.



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



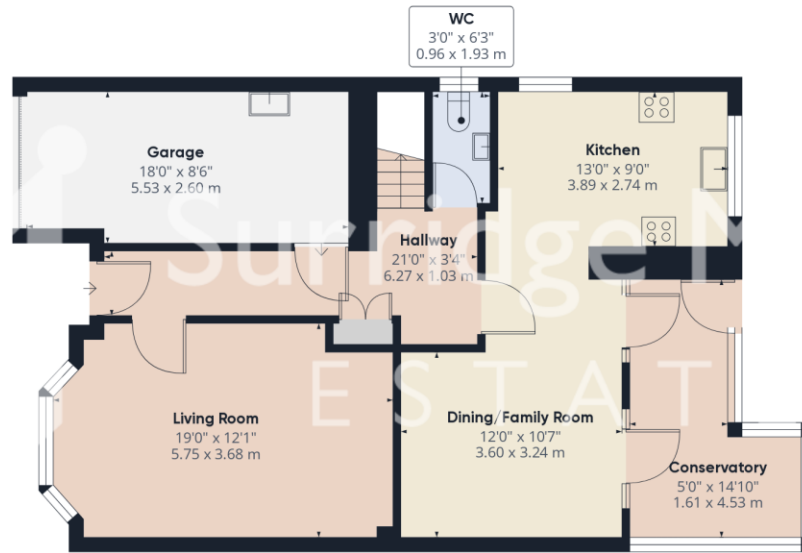
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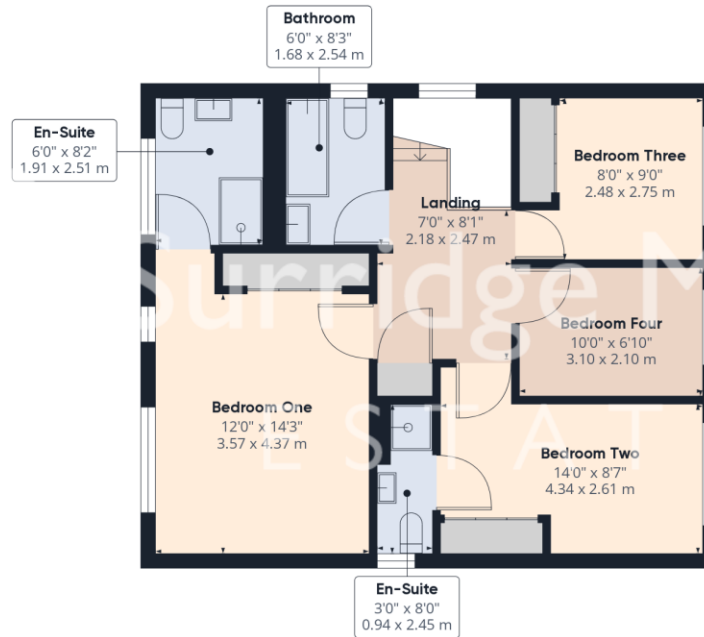
www.surridgemison.com

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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

1594.46 ft²

148.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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ESTATES

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