



An impressively spacious (1,300 sq ft) four bedroom three storey semi-detached house located in the pleasantly green Mill Valley development of Stone Cross. Envious family friendly accommodation comprises white gloss kitchen/diner, living room with French doors to garden, three first floor bedrooms, family bathroom and a top floor double aspect master bedroom with en-suite shower room. Outside there is off road parking for two cars to front and a landscaped easy maintenance back garden. Stone Cross features good local schooling, cafe, chemist, doctors, takeaway and a Tesco Express. Nearby Eastbourne offers full range of facilities and a beach to enjoy.

**Guide Price £385,000 to £395,000**  
**Tenure Freehold**

**\*DRAFT BROCHURE TO BE APPROVED BY VENDOR\***



20 Wood Sage Way, Stone Cross, Pevensey, East Sussex, BN24 5FU

### Entrance Hall

Double glazed door to front. Matting and laminate flooring. Radiator. Inset spotlights. Stairs leading to first floor with cupboard under.

### Cloakroom WC

Double glazed opaque window to front. Partially tiled walls and laminate flooring. Inset spotlights. Radiator. Electric consumer unit. Wash hand basin and W.C.

### Dining Kitchen - 4.67m x 2.95m (15'4" x 9'8")

Double glazed window to front. Partially tiled walls and laminate flooring. Inset spotlights. Radiator. Fully fitted with a range of white gloss wall and base units housing integral fridge/freezer with space and plumbing for washing machine and tumble dryer. Built in single electric oven. Wood effect work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 4 burner gas hob.

### Living Room - 5.08m x 3.1m (16'8" x 10'2")

Double glazed French doors and window to rear. Laminate flooring. Electric fireplace with built in alcove shelving. Inset spotlights. Radiator.

### First Floor Landing

Laminate flooring. Stairs leading to second floor.

### Bedroom Two - 4.11m x 2.92m (13'6" x 9'7")

Double glazed window to rear. Radiator. Carpet flooring.

### Bedroom Three - 3.68m x 2.95m (12'1" x 9'8")

Double glazed window to front. Radiator. Carpet flooring.

### Bedroom Four - 3.12m x 2.01m (10'3" x 6'7")

Double glazed window to rear. Radiator. Carpet flooring.

### Family Bathroom

Double glazed opaque window to front. Vinyl flooring and partially tiled walls. Radiator. Extractor fan. Modern suite comprising of bath with mixer taps, wash hand basin and W.C.

### Second Floor Landing

### Master Bedroom - 5.21m x 3.12m (17'1" x 10'3")

Double aspect room with double glazed window to rear and Velux window to front. Built in storage cupboard. Carpet flooring. Two radiators. Door leading to en-suite.

### En-Suite Shower Room

Double glazed Velux window to rear. Vinyl flooring. Radiator. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin with tiled splashback and W.C.

### Rear Garden

Laid with AstroTurf and patio area with timber deck. Power point and outside tap. Fencing surrounds. Shed and bar area.

### Driveway

Providing ample off road parking. Gated side access.

Please contact Surridge Mison Estates for viewing arrangements or for further information.

**Council Tax** Band D with Wealden District Council.

**Estate Charge** Mill Valley estate charge TBC by vendor.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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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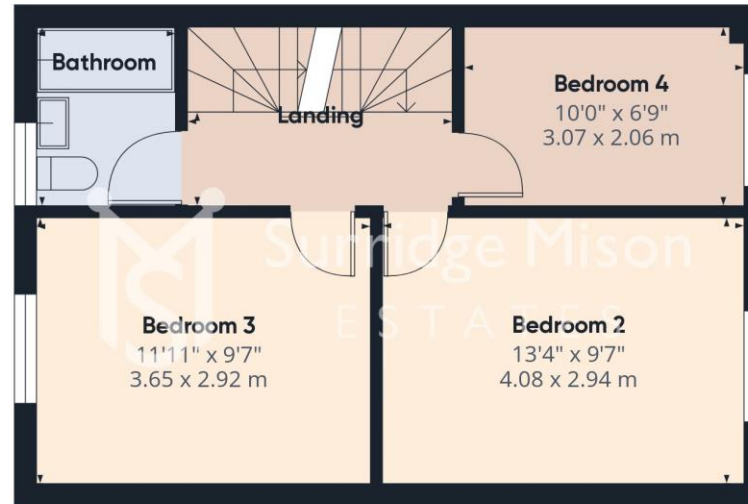
[www.surridgemison.com](http://www.surridgemison.com)

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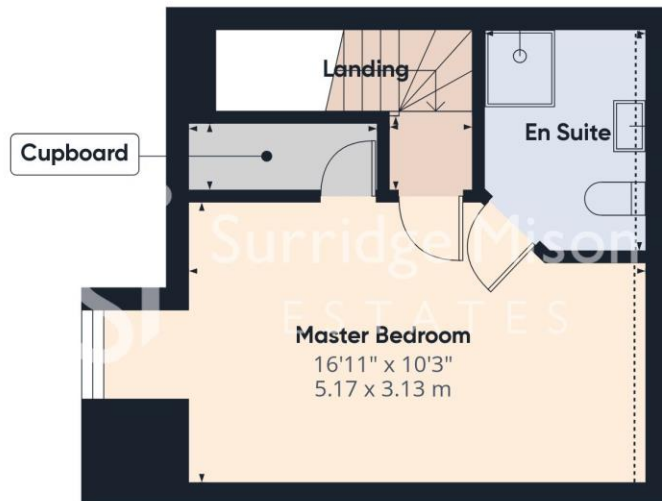
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Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1051.11 ft<sup>2</sup>  
97.65 m<sup>2</sup>

**Reduced headroom**

6.38 ft<sup>2</sup>  
0.59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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