



This substantially upgraded and improved detached four bedroom house is situated on an established development in ever popular Stone Cross. Improvements to the property include the conversion of the garage to provide an extremely well thought out ground floor bedroom and wet room with ramped private access allowing for flexibility around the accommodation on offer, which could allow for the possibility for multi-generational living, home income, business opportunities and more. This property was previously the show home for the development and as such has some lovely features, to include a wrap around pathway in the garden, tucked away spot within the cul-de-sac and good sized plot. Further updates include recently updated combi boiler, refitted en-suite shower room, newly fitted carpets to the stairs, landing and bedrooms, and personal touches to benefit any new home owner. 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. There are many areas within this development and the surrounding ones for play with small parks dotted around perfect for younger children and green spaces to enjoy. The remaining accommodation comprises of, UPVc enclosed porch opening to the spacious hallway. There is the ground floor W.C, and well equipped and updated kitchen / breakfast room with double aspect. The lounge / diner overlooks the rear garden, is bright and spacious with the ground floor bedroom with wet room opening from this room. Upstairs from the spacious landing are three good sized bedrooms, one with the refitted en-suite shower room and built in wardrobes, and the family bathroom. Outside the gardens to the rear are mature and extremely well maintained with areas to enjoy entertaining, storage, power and tap. The front of the property has a pretty planted border and a driveway offering off road parking.

**Guide Price £415,000**

**Tenure Freehold | Council Tax Band- D**



29 Hamble Road, Stone Cross, Pevensey, BN24 5PU

**Surridge Mison**  
ESTATES



**Entrance Porch-** Double glazed opaque door to front with opaque side panels. Matting.

**Entrance Hall-** 1/2 glazed UPVc door to front. Laminated wood flooring. Inset LED ceiling lights. Radiator. Stairs leading to first floor.

**Cloakroom-** Double glazed opaque window to front. Laminated wood flooring. Radiator. Wash hand basin with tiled splashback and W.C.

**Kitchen/Breakfast Room** - 5.26m x 2.69m (17'3" x 8'10")- Double aspect room with double glazed windows to front and side. Hardwearing vinyl flooring and partially tiled walls. Inset LED ceiling lights. Radiator. Fully fitted with a range of wall and base units with space and plumbing for washing machine, dishwasher and Americans style fridge/freezer. Built in newly fitted single electric oven. Work surfaces with inset 4 burner gas hob with fitted cooker hood and stainless steel one and half bowl sink and drainer unit.

**Lounge/Diner** - 4.95m x 4.01m (16'3" x 13'2")- Patio doors leading to rear garden and double glazed window to rear with fitted shutters. Laminated wood flooring. Two radiators. Coved ceiling and TV point.

**Bedroom Four** - 3.56m x 2.59m (11'8" x 8'6")- Situated on the ground floor. Wheelchair accessible access via ramp to half glazed UPVc door, and double glazed window to front. Loft access which houses updated combi gas boiler and is fully boarded with electrics. Radiator. Laminated wood flooring. Inset LED ceiling lights. Door leading to wet room.

**Wet Room-** Double glazed window to rear. Partially tiled walls and vinyl flooring. Inset LED ceiling lights. Suite comprising of wheelchair accessible shower area, wash hand basin and W.C.

**First Floor Landing-** Loft access. Storage cupboard.

**Bedroom One** - 3.23m x 3.07m (10'7" x 10'1")- Double glazed window to front. Range of built in wardrobes. Radiator. TV point. Door leading to en-suite.

**En-Suite-** Opaque double glazed window to front. Vinyl flooring and marble effect laminated paneled enclosure and splashback surround. Chrome towel rail. Extractor fan. Recently re-fitted suite comprising of walk in shower cubicle with rainhead and handheld shower attachment, wash hand basin set within vanity unit and W.C with concealed cistern.

**Bedroom Two** - 3.2m x 2.67m (10'6" x 8'9")- Double glazed window to rear. Bespoke work station. Radiator.

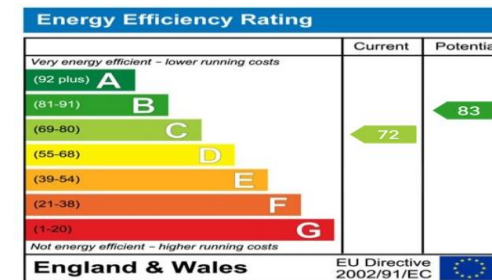
**Bedroom Three** - 3.2m x 2.21m (10'6" x 7'3")- Double glazed window to rear. Radiator.

**Bathroom-** Double glazed opaque window to side. Fully tiled walls and vinyl flooring. Towel rail. Suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

**Driveway-** Tarmacked for off road parking.

**Front Garden-** Outside tap. Gated side access. Ramp to ground floor bedroom.

**Rear Garden-** Mainly laid to lawn with patio area and walk around path. Fencing surrounds with gated side access. Mature trees and shrubs. Retaining wall with planting. Outside tap and power point.



### 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.



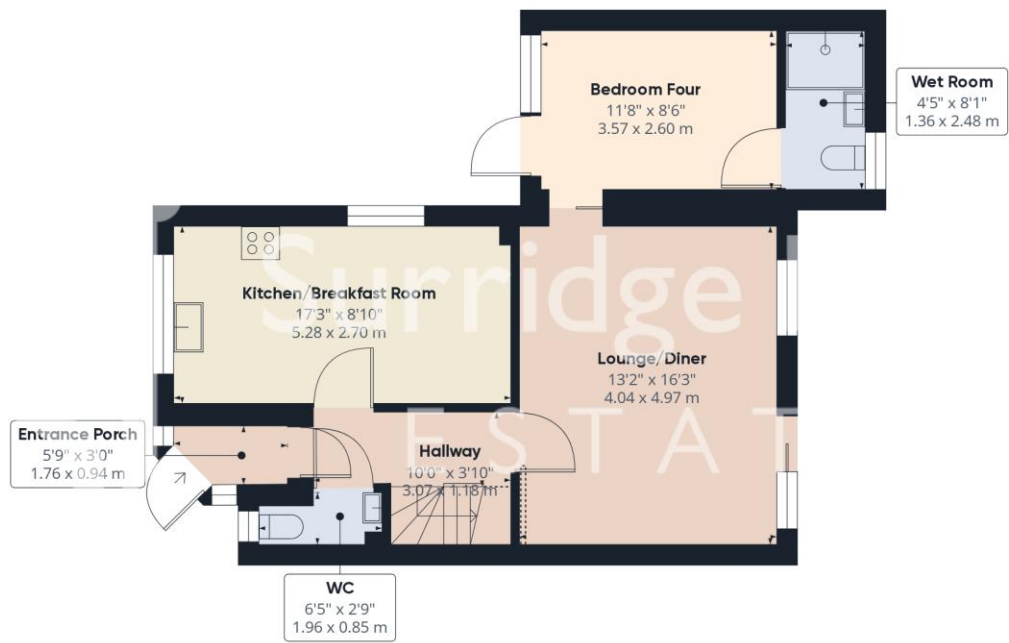
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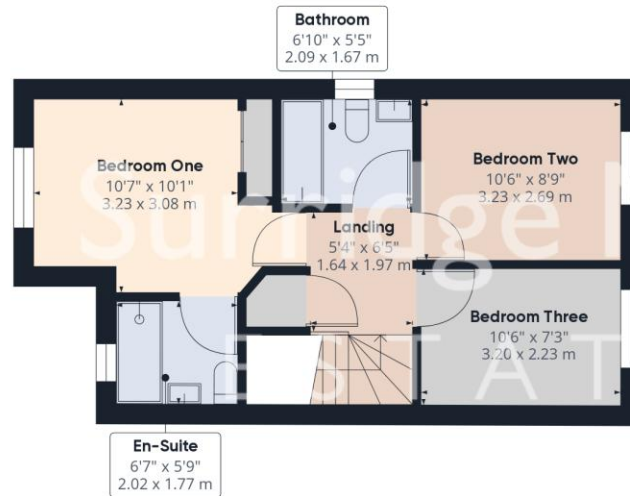
[www.surridgemison.com](http://www.surridgemison.com)

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Floor 0



Floor 1

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

1009.87 ft<sup>2</sup>

93.82 m<sup>2</sup>

**Reduced headroom**

9.47 ft<sup>2</sup>

0.88 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.

**GIRAFFE360**

