



This is an extremely well presented and updated three bedroom home with garaging and additional parking on the sought-after Foxes Hollow development in Stone Cross, Pevensey. The home has been well maintained and improved by the current owners and offers spacious accommodation with benefits to include double glazing and gas central heating throughout with refitted kitchen and garage with parking in front and an additional adjacent space. The boiler has been updated as have many of the radiators throughout the home. 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. Foxes Hollow is a mature development of approx 25 years standing, has its own voluntary residents association and enjoys the position of backing onto Peelings Lane with many green areas throughout the development to enjoy. The accommodation on offer comprises of, entrance hallway with ground floor cloakroom. There is a spacious lounge to the front of the property with bay window, and staircase leading up to the first floor. The kitchen has been updated to a modern style and allows for dining space and there is the addition of a sun room at the rear. Upstairs are three good sized bedrooms, one with built in wardrobes plus the modern updated family bathroom. The gardens are a lovely feature of the property being private and having decked areas to enjoy, laid to lawn and paved patio. There is access to the garage via personal door at the rear which has been split for storage and having power and light. The front garden has also been planted for an attractive front aspect. borders and a paved patio area. It is vital to view this home to fully appreciate the position and presentation on offer.

**Guide Price £325,000**

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



29 Glessing Road, Stone Cross, Pevensey, BN24 5FD

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**Entrance Hall-** Casement door to front. Feature modern Radiator.

**Cloakroom-** Double glazed opaque window to front. Vinyl flooring. Modern towel rail. Wash hand basin with tiled splashback and W.C.

**Lounge - 5.08m x 3.05m (16'8" x 10'0")-** Double glazed bay window to front. Stairs leading to first floor with understairs cupboard. Feature ladder style radiator. Carpeted and coved ceiling. TV point and telephone point.

**Kitchen/Diner - 4.57m x 2.62m (15'0" x 8'7")-** Recently replaced double patio doors to rear and double glazed window to rear. Laminate flooring and partially tiled walls. Radiator. Recently refitted with a range of contrasting shaker style wall and base units housing integral slimline dishwasher, drinks fridge and single electric oven. Work surfaces with inset 4 burner Neff induction hob with glass splashback and stainless steel cooker hood, and composite sink and drainer unit with mixer tap.

**Sun Room - 2.39m x 2.34m (7'10" x 7'8")-** Timber framed with double glazed patio doors leading to rear garden and double glazed windows. Laminate flooring.

**First Floor Landing-** Loft access. Airing cupboard housing boiler. Inset spotlights.

**Bedroom One - 3.56m x 2.57m (11'8" x 8'5")-** Double glazed window to front. Built in wardrobes. Radiator.

**Bedroom Two - 3.02m x 2.57m (9'11" x 8'5")-** Double glazed window to rear. Radiator.

**Bedroom Three - 2.67m x 1.96m (8'9" x 6'5")-** Double glazed window to front. Radiator.

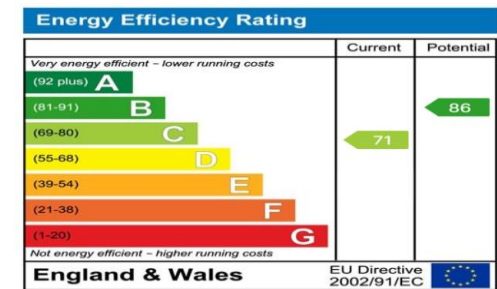
**Bathroom-** Double glazed opaque window to rear. Fully tiled walls and tiled flooring. Inset spotlights. Fitted mirror. Towel rail. Extractor fan. Modern suite comprising of bath with central mixer taps and shower over with handheld attachment, wash hand basin and W.C.

**Driveway & Additional Parking-** Driveway in front of the garage with additional allocated parking space.

**Garage-** Single garage with up & over door. Personal door to rear. Power and light.

**Front Garden-** Flower beds and shrubs.

**Rear Garden-** Landscaped rear garden being mainly laid to lawn with patio leading to decked area. Flower beds and borders. Fencing surrounds with shrubs. Personal door to garage. Outside 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.gov.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.



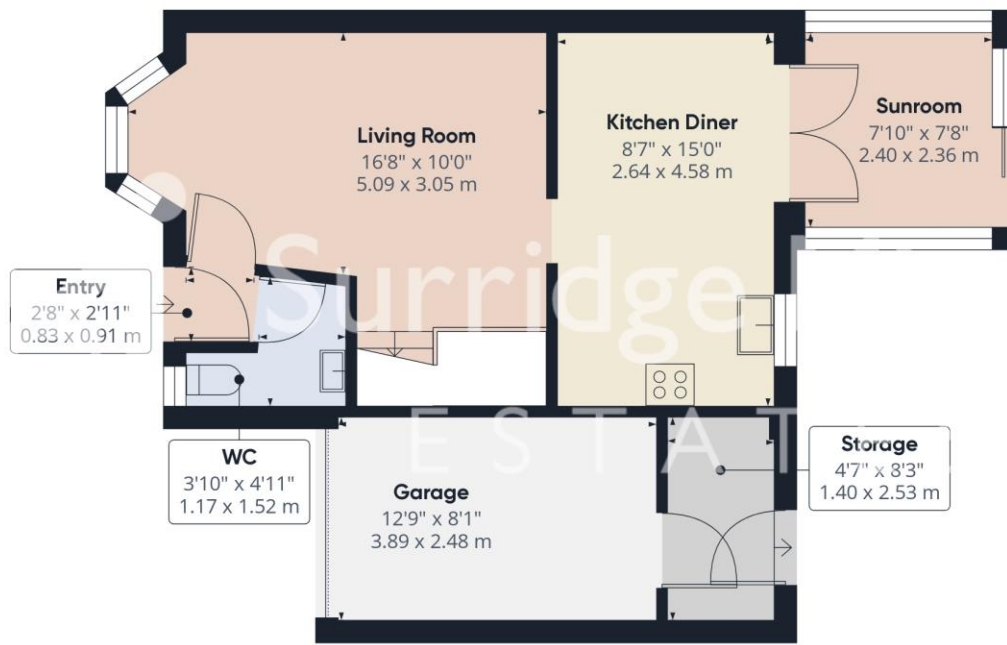
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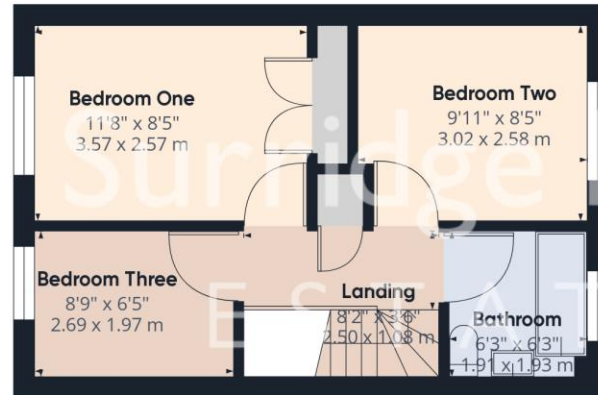
66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0

**Approximate total area<sup>(1)</sup>**  
879.95 ft<sup>2</sup>  
81.75 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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