



An extremely well-appointed four bedroom, three bathroom detached family home with a feeling of light and space throughout. This home is located in a quiet tucked away position in sought after Stone Cross, within close proximity to the excellent local amenities. The home is extremely well presented and has been lovingly updated throughout and has many features which will make it an ideal family home. The features and upgrades of the home give a modern aesthetic with features to include, replacement internal doors, refitted and re-configured modern kitchen and dining room, and re-decoration throughout. As you step into the home you are greeted with a bright entrance hall which has been updated with a modern glass and wood staircase and feature radiator. To the left there is a half glazed door leading to the bay fronted double aspect lounge. There is also a utility room / study on this floor together with a cloakroom and and personal door to the garage. The kitchen is fully integrated with a range of white gloss wall and base units housing fridge/freezer, dishwasher and built in double oven, and an island unit with breakfast bar allows a natural sociable separation from the working area. The work surfaces and island unit are granite and there remains a good area for formal dining and all opening to the lovely bright Victorian style UPVc conservatory, and sunny south aspect rear garden. Upstairs the large landing allows for access to the loft. All of the bedrooms are a good size and all with built in wardrobes, and two having en-suite shower facilities. The rooms at the rear have a lovely downland view and there is also a modern family bathroom. The mature sunny South facing rear garden is private and has a large paved patio and decked area, and laid to lawn. It is walled to one side and the remainder being fenced, with mature shrubs and trees. It also allows for far reaching views towards The South Downs National Park. The front of the home has a driveway providing ample off road parking. 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**





**Entrance Hall-** UPVc door to front with double glazed opaque side panel. Laminated wood flooring. Modern feature radiator. Stairs leading to first floor with modern staircase of glass and wood. Personal door to garage.

**Cloakroom-** Laminate flooring and fully tiled walls. Chrome towel rail. Wash hand basin and W.C.

**Lounge -** 5.72m x 3.35m (18'9" x 11'0")- Double aspect room with double glazed bay windows to front and side. Modern feature radiator. Coved ceiling. Laminate flooring. TV point.

**Kitchen / Breakfast / Diner -** 7.75m x 3.25m (25'5" x 10'8")- Double glazed window to rear with French doors and single door to conservatory. Two feature radiators. Inset ceiling LED lights. Laminate flooring and partially tiled walls. Fully fitted with a range of modern white gloss wall and base units housing integral fridge/freezer, drinks fridge and dishwasher. Double electric oven. Granite work surfaces with inset 4 burner AEG Induction hob and stainless steel 1 and 1/2 bowl sink with moulded drainer unit. Breakfast bar. Inset plinth lighting

**Conservatory -** 4.98m x 2.69m (16'4" x 8'10")- UPVc with Victorian insulated roof. French doors leading to rear garden. Radiator.

**Utility Room/Study -** 2.57m x 1.55m (8'5" x 5'1")- Double glazed window to side. Laminate flooring. Radiator. Work surfaces with space and plumbing for washing machine and tumble dryer.

**First Floor Landing-** Deep built in airing cupboard. Loft access being part boarded.

**Bedroom One -** 3.86m x 3.4m (12'8" x 11'2")- Double aspect room with double glazed windows to front and side. Built in wardrobes. Radiator. Telephone point. TV point. Door leading to en-suite.

**En-Suite-** Double glazed opaque window to front. Fully tiled walls and vinyl flooring. Chrome towel rail. Inset spotlights. Modern suite comprising of shower cubicle, wash hand basin and W.C.

**Bedroom Two -** 3.56m x 3.48m (11'8" x 11'5")- Double glazed window to front. Built in wardrobes with mirrored folding doors. Radiator. Telephone point. TV point. Door leading to en-suite.

**En-Suite-** Double glazed opaque window to side. Vinyl flooring and partially tiled walls. Radiator. Suite comprising of shower cubicle, wash hand basin and W.C.

**Bedroom Three -** 3.35m x 2.57m (11'0" x 8'5")- Double aspect room with double glazed windows to rear and side with far reaching views. Built in wardrobes. Radiator.

**Bedroom Four -** 2.62m x 2.39m (8'7" x 7'10")- Double glazed window to rear. Built in wardrobes. Radiator.

**Bathroom-** Double glazed opaque window to rear. Vinyl flooring and fully tiled walls. Inset spotlights. Extractor fan. Chrome towel rail. Modern suite comprising of bath with mixer taps and electric shower over, wash hand basin and W.C.

**Driveway -** Providing ample off road parking.

**South Facing Rear Garden-** Mainly laid to lawn with paved patio and decking area. Fencing surround and gated side access.

**Garage -** 5.51m x 2.59m (18'1" x 8'6")- Up & over door to front. Personal door. Power and light. Gas boiler. Electric Consumer unit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.



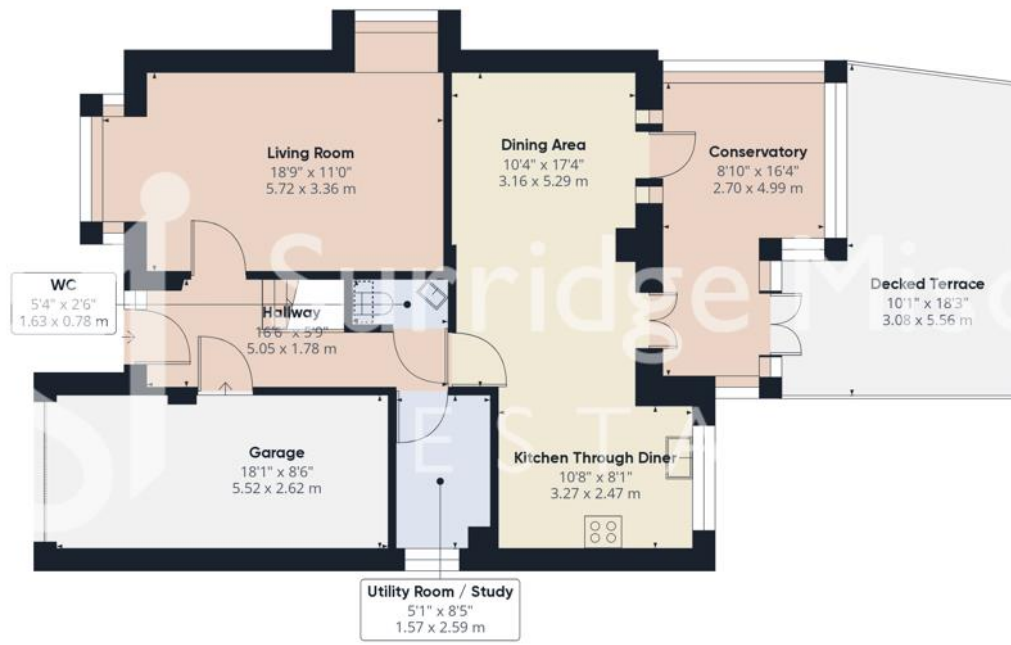
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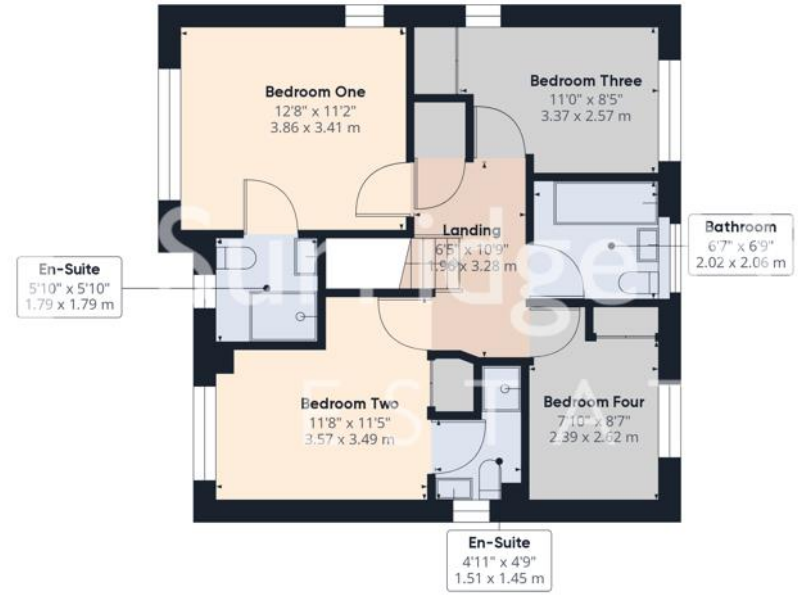
www.surridgemison.com

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Company Registration Number 14506438



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1548.6 ft<sup>2</sup>  
143.87 m<sup>2</sup>

**Reduced headroom**  
2.48 ft<sup>2</sup>  
0.23 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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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