



What a home! Really it has everything, three bedrooms, detached, garage, ample parking and large garden and has the benefit of being offered to the market CHAIN FREE. Add to that the stunning 24ft kitchen, dining and living room extension, decked terrace and purpose built BBQ lodge and you will be truly impressed by the hard work and attention to detail that has been put into the home by the current owners. The home is very well positioned in Stone Cross, Pevensey which 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. The current owners went through a full renovation of the property 10 years previously. This involved full updating of all areas to include plumbing, heating system, electrics and rebuild of the garage. The thought and care taken in landscaping the gardens front and rear is obvious to see and will allow a new owner to fully enjoy the 'rooms' and spaces which have been created, the outdoor kitchen, of course the BBQ lodge and the composite decked terracing. Both bathrooms in the property have been fully refitted and are best described as 'luxury' and further benefits include engineered oak flooring throughout, oak internal doors, underfloor heating in the kitchen/dining and living room with gas to radiator in all other areas of the property. The accommodation on offer comprises of entrance hallway with two bedrooms to the front of the property. Both bedrooms have fitted shutters to dress the windows and bedroom two has two separate built in wardrobes, with bedroom one being a stunning suite with walk in wardrobe fitted with shelving and hanging rails and the luxury en-suite shower room. From the hallway are double oak doors opening into the second living room / snug. This is a cool and spacious room with large opening into the additional living space / kitchen / dining room and also having bedroom three returning from this room which is of a good size. There is a wonderful separate utility room which is fully fitted with integral fridge/freezer and space and plumbing for washing machine and dryer. There has also been space thoughtfully created for storage of brooms and mops etc. The 'wow' of the home is of course the kitchen / dining / living room. Measuring 7.5m x 7m with the stunning ceiling lantern and wide bi-fold doors bringing such wonderful natural light into the space again the finish of this room can only be described as stunning. The kitchen has been fully fitted with a range of oak wall and base units in contrasting natural colour shade to the large central island unit. There are integrated appliances to include a dishwasher, fridge freezer and eye level 'self cleaning' oven and microwave. The work surfaces are again contrasting in colour to the island unit, are a quartz surface, and house the 4 burner Bosch induction hob with pop up extractor. This space opens out to the 3m deep terrace comprised of composite decking with a glass and steel balustrade surrounding allowing for the full enjoyment of the garden beyond. Steps lead down from the terrace to the outdoor kitchen area and onto the remaining garden which has been sympathetically planted to give maturity and colour from the abundance of planted shrubs and trees, together with tap, power points and lighting. The garage can be accessed via personal door with electric roller door to front, power and light. We must not forget the BBQ lodge which makes a wonderful addition to the garden! All year round use from the fitted charcoal/log burning stove for heating and cooking. Viewing this home is going to be essential to be able to fully appreciate the space and finish that is on offer.

Guide Price £665,000

Tenure Freehold | Council Tax Band- E



Lyndale, Rattle Road, Stone Cross, Pevensey, BN24 5DX

Entrance Hall- Oak door to front. Oak internal doors throughout. Double doors leading to the snug. Engineered oak flooring. Inset ceiling LED lights. Radiator. Hive heating controls. Loft access, with fitted ladder and being part boarded.

Second Living Room / Snug - 5.05m x 3.96m (16'7" x 13'0")- Engineered oak flooring. Inset ceiling LED lights. Telephone and TV point. Radiator. Wide opening to kitchen/dining/living room.

Kitchen/Dining/Living Room - 7.49m x 7.09m (24'7" x 23'3")- Bi-fold doors leading onto the composite decked sun terrace. Large feature skylight with surrounding LED lighting. Engineered oak flooring with gas underfloor heating. Wall mounted Hive digital room thermostat. Coving. Feature media wall in the sitting room area with built in storage and concealed wiring, which also features a flame effect electric fire with remote control. Fully fitted with a range of solid oak soft closing contrasting wall and base units housing integral fridge/freezer, dishwasher, stainless steel microwave and self cleaning single electric oven. Feature centre island/breakfast bar comprising one solid piece of Silestone polished white quartz with an inset 4 burner Bosch induction hob with matching black glass and stainless steel pop-up extraction unit and pop-up sockets, featuring LED lighting in the plinth panels. Contrasting Silestone polished grey quartz worktop comprising a one and a half bowl composite sink unit with drainer unit and swan neck mixer tap and an additional Quooker boiling water tap.

Utility Room - 3.23m x 2.74m (10'7" x 9'0")- Oak door from kitchen. Double glazed window to side. Engineered oak flooring and partially tiled walls. Radiator and a tall ladder style towel rail. Inset spotlights. Built-in storage area which also houses the gas and electric meters, the trip switches and the wall mounted Ideal gas fired boiler. Fully fitted with a range of shaker style wall and base units housing integral fridge/freezer, with space and plumbing for washing machine and tumble dryer. Work surfaces with inset ceramic sink and drainer unit with mixer tap.

Bedroom One - 3.66m x 3.35m (12'0" x 11'0")- Double glazed window to front with fitted shutters. Radiator. TV point. Engineered oak flooring. Door to walk-in wardrobe measuring approximately 6'3 x 6'0 with an automatic electric light, power points, radiator, engineered oak flooring and boasting a range of custom fitted shelving, hanging rails and drawer units. Door leading to en-suite.

En-Suite- Double glazed opaque window to front. Tiled flooring and fully tiled walls. Chrome towel rail. Extractor fan. Inset spotlights. Modern suite comprising of shower cubicle, wash hand basin set with vanity unit with feature tiled splashback and W.C.

Bedroom Two - 3.45m x 3.35m (11'4" x 11'0")- Double glazed window to front with fitted shutters. Engineered oak flooring. Two sets of built in wardrobes. Radiator. Inset spotlights. Coving.

Bedroom Three - 3.66m x 2.44m (12'0" x 8'0")- Double glazed window to rear. Engineered oak flooring. Radiator. Coving.

Luxury Bathroom Suite- Double glazed opaque window to side. Fully tiled walls and tiled flooring with underfloor heating. Inset spotlights. Extractor fan. Shaver point. Chrome towel rail. Luxury suite comprising of free standing bath with mixer taps, walk in double shower cubicle with rainfall shower head and additional handheld shower attachment, wash hand basin set within vanity unit with feature tiled splashback and W.C.

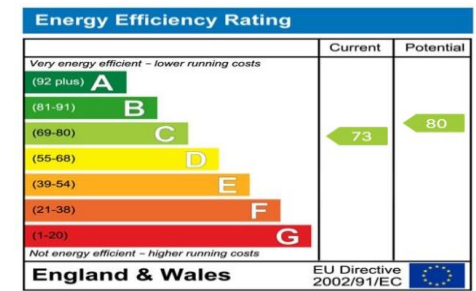
Front Garden- Laid mainly to lawn. Outside water tap. Outside light. Outside power points. Mature tree. Hedged and fenced side boundaries. Walled front boundary with sandstone paved pathway.

Driveway- Ample off-road parking. EV charging point.

Garage - 5.18m x 2.97m (17'0" x 9'9")- Electrically operated remote control front roller door. Power and light. Double glazed personal door to the rear with ramped access.

Rear Garden- Composite Trex decked sun terrace with glass balustrade which provides views over the rear garden. Storage area under the sun terrace. Large sandstone patio area including an outdoor kitchen area with a fitted aluminium glass roof gazebo and a further raised patio area to the side with garden shed. Remainder being laid mainly to lawn with well stocked flower and shrub beds and borders and a variety of mature trees. Sandstone paved pathway with trellis archway leads down to the log cabin style BBQ lodge. Outside lighting. Outside water tap. Wall and fencing surrounds.

Log Cabin/BBQ Lodge - 3.89m x 3.35m (12'9" x 11'0")- Sandstone paved pathway with trellis archway leads down to the log cabin style BBQ lodge which has a vaulted ceiling, a double glazed door, double glazed windows, bench seating and boasts a fitted charcoal/log burning stove for heating and cooking.



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.



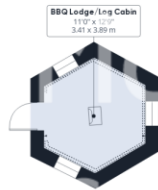
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Floor 0

Approximate total area⁽¹⁾

1722.33 ft²

160.01 m²

Reduced headroom

16.25 ft²

1.51 m²



Floor 1

(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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