



 Surridge Mison  
ESTATES

Sometimes you find that property which “just has that feel about it” and this home has exactly that! It has been beautifully looked after and improved by the current owner in the 18 years ownership with clever upgrades and reconfigured accommodation. Detached and situated on the highly sought after Patcham Mill development in Stone Cross, Pevensey the home has three bedrooms, a refitted ensuite shower room plus updated family bathroom. The ground floor is a light space with a double aspect through lounge to originally what was a dining space but now utilised as a cosy snug area with double doors opening onto the pretty rear garden. The impressive 16ft l l and well-equipped kitchen/breakfast room again overlooks the pretty rear garden and has side access. The space boasts cooking facilities via a single built-in oven but for larger entertainment or family’s cooking needs has a Rayburn range cooker. There is a ground floor cloakroom and the extra space on the ground floor provided by way of a useful conversion of the integral garage to provide a further flexible room with super fitted storage and shelving lending itself to a study/workspace or a more formal dining room due to its access from the kitchen. The garden has been landscaped to provide a low maintenance and enjoyable space with large, paved patio area, terracing with an abundance of mature shrubs, outside tap, gated side access and wooden shed. There is parking available to the front of the property and a further area of mature garden providing the boundary for the house. 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.

**Guide Price £380,000-£390,000**

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



1 Ifield Mill Close, Stone Cross, Pevensey, BN24 5PF

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**Entrance Hall-** Casement door to front. Matting to the immediate entrance leading to carpeting. Stairs leading to first floor. Radiator. Coved ceiling.

**Cloakroom-** Opaque double-glazed window to front. Vinyl flooring. Radiator. Wash hand basin set within vanity unit with tiled splashback and low-level W.C.

**Lounge -** 4.37m x 3.73m (14'4" x 12'3")- Double glazed window to front with fitted blinds. Carpeted. Coved ceiling. Radiator. Feature fireplace. Telephone point and T.V point. Arch to dining area/snug and door to kitchen/breakfast room.

**Dining Area/Snug -** 2.95m x 2.54m (9'8" x 8'4")- Double glazed French doors to rear garden with fitted blinds. Carpeted. Coved ceiling. Radiator.

**Kitchen/Breakfast Room -** 5.16m x 2.95m (16'11" x 9'8")- Double aspect room with two double glazed windows to rear and opaque half glazed door to side. Tiled flooring and partially tiled walls. Radiator. Inset spotlights. Deep built-in cupboard. Fully fitted with a range of wall and base units housing integral fridge/freezer with space and plumbing for washing machine and dishwasher. Built in single electric oven with space for Ray Burn range cooker. Granite work surfaces with inset 4 burner gas hob with fitted cooker hood and ceramic Butler sink with mixer tap.

**Library/Second Reception Room -** 5.84m x 2.64m (19'2" x 8'8")- Double glazed window to front with fitted blinds. Oak flooring. Feature radiator. Coved ceiling. Loft access. Boiler. Fitted along one side with an array of modern units with shelving and cupboards.

**First Floor Landing-** Double glazed window to side. Deep built-in airing cupboard. Loft access. Coved ceiling. Carpeted.

**Bedroom One -** 2.92m x 2.59m (9'7" x 8'6")- Double glazed window to rear. Built in wardrobes with sliding mirrored doors. Radiator. Telephone point. Coved ceiling. Carpeted. Door leading to en-suite.

**En-Suite Shower Room-** Vinyl flooring and partially tiled walls. Extractor fan. Chrome wall mounted towel rail. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and low level W.C with concealed cistern.

**Bedroom Two -** 2.9m x 2.79m (9'6" x 9'2")- Double glazed window to front. Built-in wardrobe. Radiator. Carpeted. Coved ceiling.

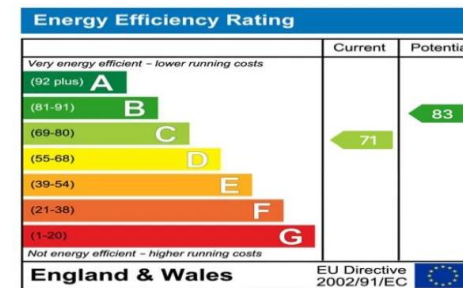
**Bedroom Three -** 2.06m x 2.06m (6'9" x 6'9")- Double glazed window to rear. Radiator. Carpeted. Coved ceiling.

**Bathroom-** Opaque double-glazed window to front. Vinyl flooring and partially tiled walls. Radiator. Extractor fan. White suite comprising of bath with mixer tap and overhead wall mounted shower attachment with wall mounted controls, wash hand basin and low-level W.C.

**Driveway-** Driveway allowing for ample off road parking.

**Front Garden-** Area of lawn with pathway leading from the side of the house, planted borders.

**Rear Garden-** Enclosed by fencing with gated side access. Landscaped to paved patio area with terracing housing an abundance of mature shrubs. Outside tap and wooden shed.



## 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.



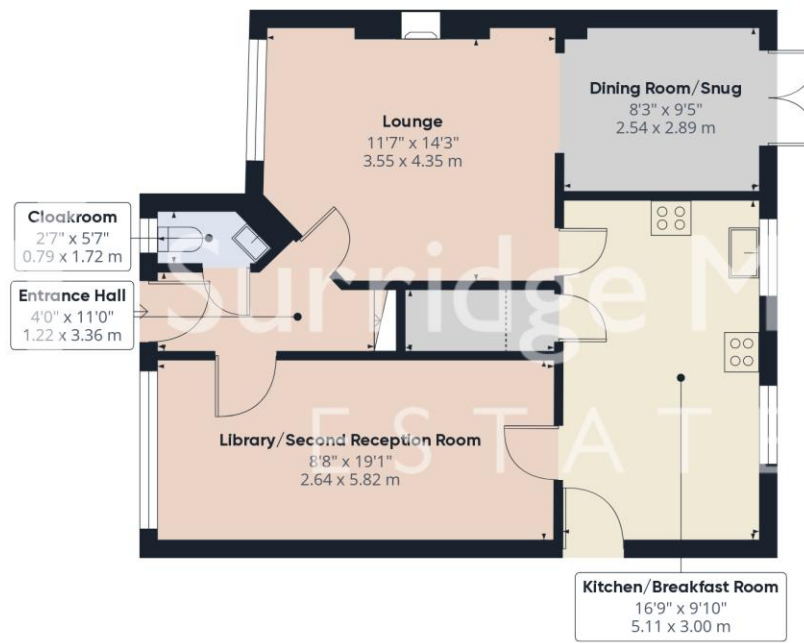
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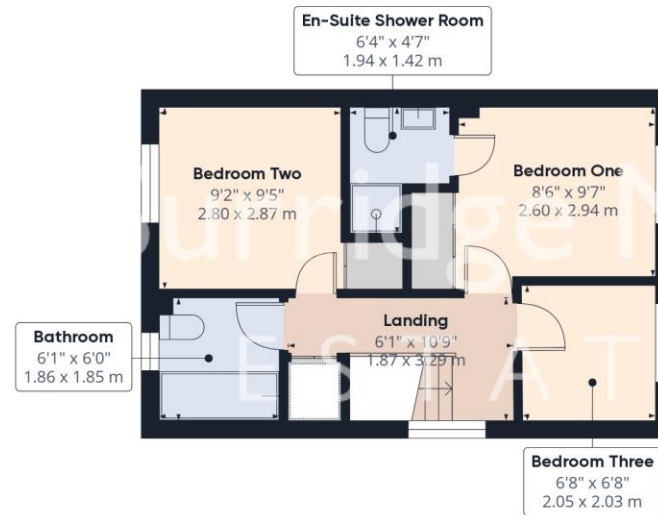
www.surridgemison.com

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Company Registration Number 14506438



Floor 0



Floor 1

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

988.66 ft<sup>2</sup>

91.85 m<sup>2</sup>

**Reduced headroom**

14.08 ft<sup>2</sup>

1.31 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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