



A detached, bright and spacious home situated on the highly sought after Patcham Mill development in Stone Cross, Pevensy. Benefitting from three bedrooms plus a ground floor office/family room, the home provides versatile accommodation whilst having modern amenities. Through the porch and entrance hall, with a handy ground floor cloakroom, you enter the bright lounge with fireplace. The lounge leads onto a spacious dining area with a door leading to the sunny rear garden. This is open to the well-equipped kitchen/breakfast room which has plenty of space for appliances, and again overlooks the pretty rear garden and has side access. The space provides ample storage due to a large understairs storage recess. The extra space on the ground floor provided by way of a useful conversion of the integral garage to provide a further flexible room, which id double aspect overlooking the front and with sliding Patio doors leading to the rear garden, ideal for a home office or family room. Upstairs, off the landing are three double bedrooms. Bedroom one boasts a refitted en-suite shower room, built in wardrobes and far reaching views towards The South Downs National Park. Bedroom two also has built in wardrobes, and both bedroom two and three overlook the rear garden. There is a modern bathroom suite. The garden has been landscaped to provide a sunny and enjoyable space with large lawned area and decked seating area. There is gated side access and wooden shed. There is a driveway to the front of the property 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.

**Guide Price £400,000-£425,000**

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



19 Patcham Mill Road, Stone Cross, Pevensy, BN24 5PA

**Surridge Mison**  
ESTATES



**Entrance Porch-** Casement door to front. Feature double glazed opaque window to side.

**Entrance Hall-** Wooden door to front. Carpeted. Radiator. Stairs leading to first floor.

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

**Lounge** - 4.88m x 3.84m (16'0" x 12'7")- Double glazed window to front. Engineered wooden flooring. Two radiators. Gas fireplace with tiled hearth. Telephone point and TV point.

**Dining Area** - 5.11m x 2.95m (16'9" x 9'8")- Two double glazed windows and double-glazed door to rear. Tiled flooring. Radiator.

**Kitchen/Breakfast Room** - 3.2m x 2.41m (10'6" x 7'11")- Double aspect room with double glazed window to rear and double glazed door to side. Large understairs storage recess. Radiator. Tiled flooring and partially tiled walls. Wall mounted Valliant boiler. Fully fitted with a range of wall and base units with space and plumbing for dishwasher, washing machine and large American style fridge/freezer. Space for Range style cooker with fitted stainless steel cooker hood. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit.

**Office/Family Room** - 4.8m x 2.31m (15'9" x 7'7")- Double aspect room with double glazed window to front and sliding patio doors to rear. Laminate flooring. Radiator.

**First Floor Landing-** Double glazed window to side. Airing cupboard. Loft access. Carpeted.

**Bedroom One** - 3m x 3m (9'10" x 9'10")- Double glazed window to front with far reaching views. Built in wardrobes. Carpeted. Radiator. Door leading to en-suite.

**En-Suite Shower Room-** Double glazed opaque window to side. Laminate flooring. Radiator. Suite comprising of shower cubicle with electric shower and tiled enclosure, wash hand basin with tiled splashback and W.C.

**Bedroom Two** - 3m x 2.74m (9'10" x 9'0")- Double glazed window to rear. Built in wardrobes. Carpeted. Radiator. Picture rail.

**Bedroom Three** - 4.72m x 1.98m (15'6" x 6'6")- Double glazed window to rear. Laminate flooring. Radiator.

**Bathroom-** Double glazed opaque window to front. Tiled flooring and partially tiled walls. Extractor fan. Radiator. Suite comprising of bath with mixer taps and electric shower over, wash hand basin and W.C.

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

**Rear Garden-** Mainly laid to lawn with decking area. Fencing surround. Shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY RATING TBC**

#### 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.



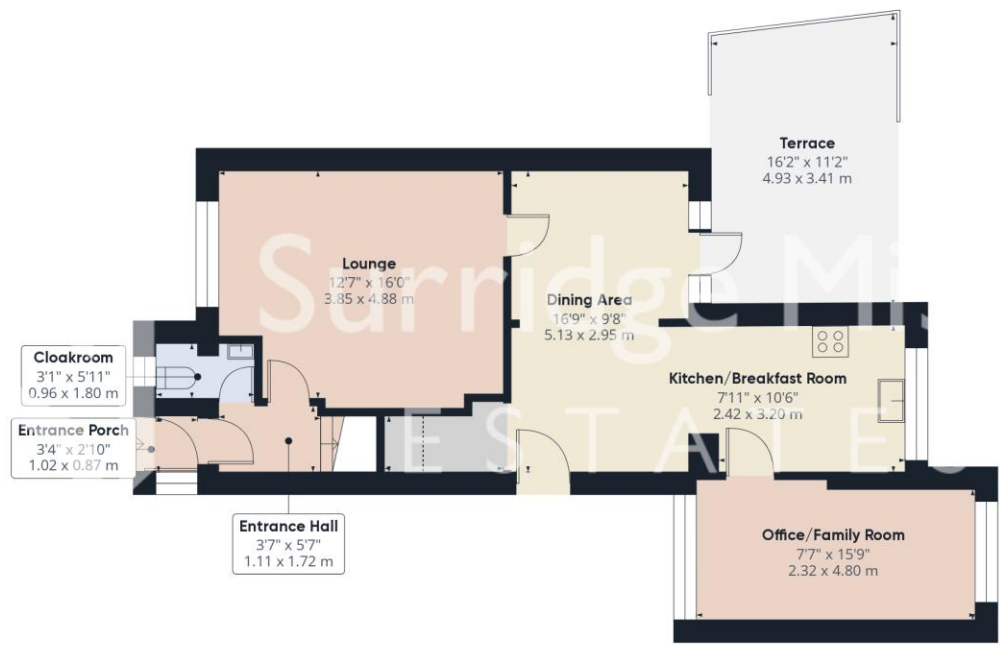
01323 460617

[info@surridgemison.com](mailto:info@surridgemison.com)

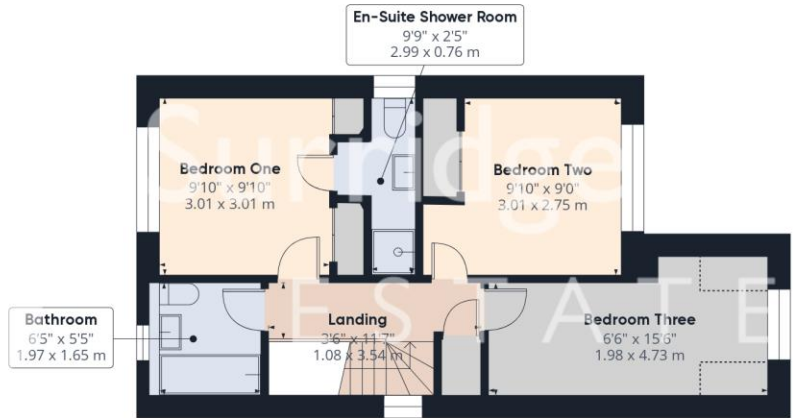
[www.surridgemison.com](http://www.surridgemison.com)

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0



Floor 1

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

1115.57 ft<sup>2</sup>  
103.64 m<sup>2</sup>

**Balconies and terraces**

178.04 ft<sup>2</sup>  
16.54 m<sup>2</sup>

**Reduced headroom**

21.14 ft<sup>2</sup>  
1.96 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**



