



A detached, bright and spacious home with plenty of potential, situated on the highly sought after Patcham Mill development in Stone Cross, Pevensey. With double garage, four double bedrooms, two reception rooms plus study, conservatory and kitchen/breakfast room, this home will provide an excellent opportunity for any buyer to make it their own. Although the property would benefit from some cosmetic modernisation, it has amenities to include gas central heating and partially updated double glazing. Through the porch with French doors and entrance hall, there's a ground floor cloakroom and a double aspect study. The lounge is bay fronted and has far reaching views over Eastbourne and towards the South Downs. The lounge leads onto the dining room with sliding patio doors onto the conservatory, which accesses to the sunny rear garden. The well-equipped kitchen/breakfast room 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 cupboard. Upstairs, are four double bedrooms. Bedroom one boasts an en-suite shower room, built in wardrobes and far reaching views. There is also a bathroom suite, consisting of bath with fixed shower and screen. The garden provides a sunny and landscaped space, and is now a mature haven for any keen gardeners to take on. There is a personal door to the detached double garage, which has a driveway to the front. 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 £425,000-£440,000

Tenure Freehold | Council Tax Band- F



1 Bartley Mill Close, Stone Cross, Pevensey, BN24 5PE

Surridge Mison
ESTATES

Entrance Porch- Double glazed French doors to front. UPVc door leading to entrance hall.

Entrance Hall- Carpeted. Coved ceiling. Radiator. Stairs leading to first floor.

Study - 2.31m x 1.93m (7'7" x 6'4")- Double aspect room with double glazed windows to front and side. Carpeted. Coved ceiling. Radiator.

Cloakroom- Double glazed opaque window to side. Carpeted. Radiator. Wash hand basin with tiled splashback and W.C.

Lounge - 4.93m x 3.4m (16'2" x 11'2")- Double glazed bay window to front. Electric fireplace. Carpeted. Coved ceiling. Two radiators. TV point. Double doors to dining room.

Dining Room - 3.56m x 2.84m (11'8" x 9'4")- Double doors to lounge and sliding patio doors leading to conservatory. Carpeted. Coved ceiling. Radiator.

Kitchen/Breakfast Room - 4.34m x 3.99m (14'3" x 13'1")- Double aspect room with double glazed window to rear and double glazed door to side. Tiled flooring and partially tiled walls. Inset spotlights. Radiator. Understairs larder style cupboard. Wall mounted Baxi boiler. Fully fitted with a range of wall and base units housing integral fridge/freezer (not working) and dishwasher (not working). Space and plumbing for washing machine. Built in single electric oven. Work surfaces with two inset composite 1 and 1/2 bowl sink and drainer units with mixer taps and 4 burner gas hob with fitted extractor fan.

Conservatory - 3.38m x 2.34m (11'1" x 7'8")- UPVc conservatory with double glazed door leading to rear garden. Vinyl flooring. Radiator. roof has previously been replaced to keep conservatory cool in summer and keep heat in through the winter. It has a guarantee until 2033.

First Floor Landing- Carpeted. Coved ceiling. Loft access.

Bedroom One - 3.58m x 3.05m (11'9" x 10'0")- Double glazed window to front with far reaching views towards The South Downs National Park. Built in wardrobes with mirror fronted doors. TV point. Carpeted. Coved ceiling. Radiator. Door leading to en-suite shower room.

En-Suite Shower Room- Double glazed opaque window to front. Carpeted flooring and partially tiled walls. Radiator. Extractor fan. Suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

Bedroom Two - 3.63m x 2.67m (11'11" x 8'9")- Double glazed window to rear. Carpeted. Coved ceiling. Radiator.

Bedroom Three - 3.56m x 2.34m (11'8" x 7'8")- Double glazed window to rear. Airing cupboard housing water tank. Carpeted. Coved ceiling. Radiator.

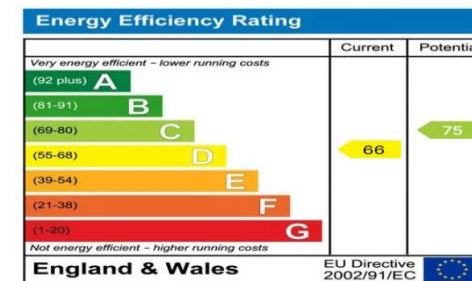
Bedroom Four - 3m x 2.36m (9'10" x 7'9")- Double glazed window to front with far reaching views towards The South Downs National Park. Carpeted. Coved ceiling. Radiator.

Bathroom- Double glazed opaque window to rear. Carpeted with partially tiled walls. Radiator. Extractor fan. Suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin set within vanity unit and W.C.

Double Garage & Driveway - 5.16m x 4.83m (16'11" x 15'10")- Driveway to front providing ample off road parking. Double garage with up & over doors. Power and light. Personal door to rear garden.

Rear Garden- Laid to lawn with patio area. Mature flower beds and borders with mature shrubs. Walled with gated side access. Greenhouse. Personal door leading to double garage.

Front Garden- Laid to lawn beds with steps leading to front.



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.



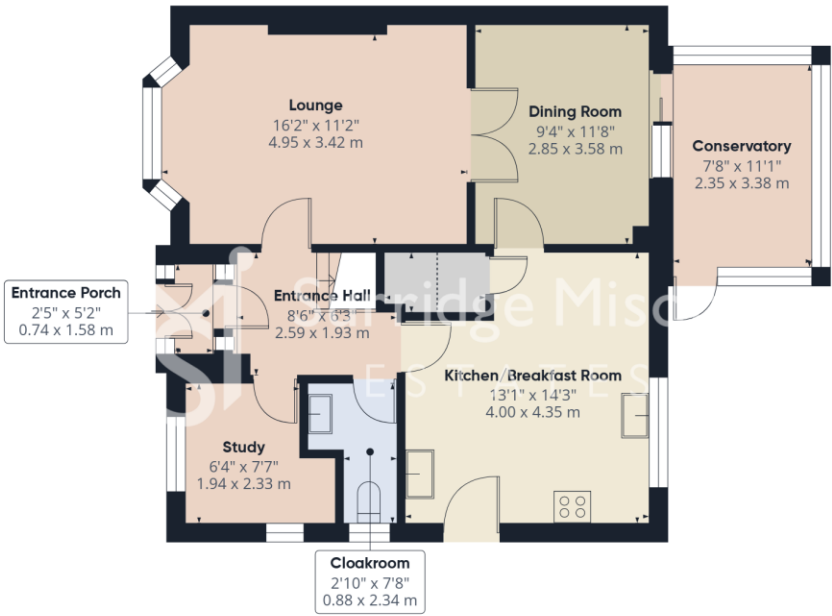
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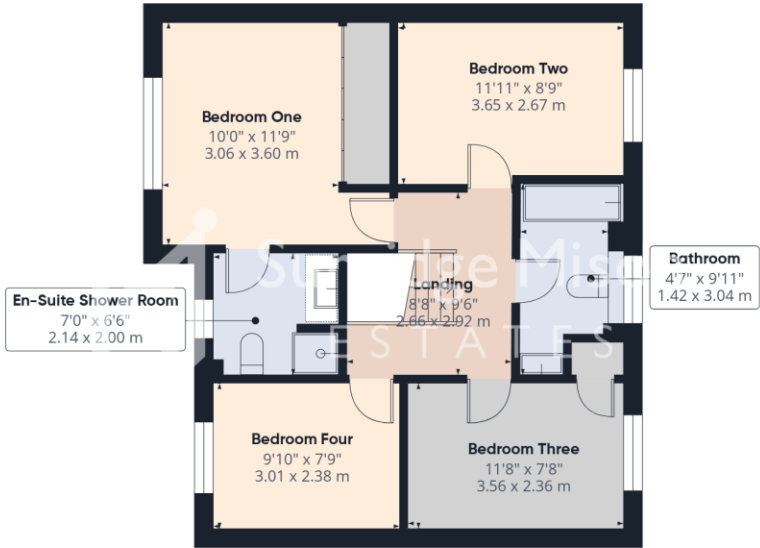
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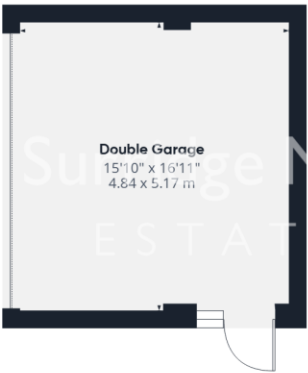
Company Registration Number 14506438



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1550 ft²
144.1 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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