



An extremely well-appointed, extended & modernised four bedroom, three bathroom detached family home with a feeling of light and space throughout. This home is located in a quiet cul-de-sac position in sought after Stone Cross, within close proximity to the excellent local amenities. The home is extremely well presented throughout, having been lovingly modernised and extended throughout, with the ground floor being a particular feature, and has many further features which will make it an ideal family home.

The features and upgrades of the home give a modern aesthetic with features to include a re-configured ground floor allowing for modern, open plan living whilst having separate spaces, and re-decoration throughout, along with some updated radiators on the ground floor, gas central heating and double glazing.

The entirety of the ground floor has attractive tiled flooring, and as you step into the home you are greeted with a bright entrance porch with sliding glazed doors to the front, and an entrance hall with a handy ground floor cloakroom. To the left there is a large utility room, with integral appliances. To the right, the double aspect lounge has two feature bay windows, and has a feeling of separation whilst still being open plan to the dining area.

Guide Price £499,000 to £525,000

Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



1 Stour Close Stone Cross, Pevensey, East Sussex, BN24 5QU

Surridge Mison
ESTATES

The kitchen is modern with a range of shaker style wall and base units and an island unit with breakfast bar which allows a natural sociable separation from the working area. The real feature of this space is the family room, a lovely bright space with a feeling of indoor-outdoor living. The brightness comes from the feature lantern skylight, along with the corner bi-folding doors which lead onto the rear garden. This space is incredibly versatile and could provide an ideal family room or dining room for entertaining. 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 laminate flooring, and two having en-suite shower facilities. There is also a family bathroom.

The beautifully landscaped and sunny rear garden is private and has a large paved patio and raised area with lawn. There is a shed and gated access to both sides. The front of the home has a driveway providing ample off road parking.

This property is situated close by to a local park allowing for excellent walks and community living. 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.

Entrance Porch

Sliding patio doors to front. Double glazed window to side. Tiled flooring. Double glazed door leading to entrance hall.

Hallway

Tiled flooring. Inset spotlights. Modern radiator. Stairs leading to first floor.

Utility Room - 5.23m x 2.44m (17'2" x 8'0")

Double glazed window to front. Tiled flooring. Radiator. Fully fitted with a range of modern, blue wall and base units housing integral fridge/freezer and wall mounted Glow Worm boiler. Granite style work surfaces.

Cloakroom WC

Tiled flooring. Modern towel rail. Extractor fan. Wash hand basin and W.C.

Lounge/Dining Area - 5.64m x 3.33m (18'6" x 10'11")

Double aspect room with double glazed bay window to front and double glazed bay window to side. Tiled flooring. Inset spotlights. Modern radiator.

Kitchen - 7.98m x 3.12m (26'2" x 10'3")

Double aspect room with double glazed windows to rear and side. Tiled flooring. Inset spotlights. Modern tall radiator. Modern radiator. Modern kitchen fully fitted with a range of light green shaker style wall and base units with space and plumbing for washing machine and dishwasher. Feature island unit with breakfast bar. Space for Range style cooker with fitted cooker hood and large American style fridge/freezer. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit.

Family Room - 5.59m x 5.16m (18'4" x 16'11")

Feature corner style bi-folding doors leading to the rear garden, with a double glazed window to rear. Feature Lantern skylight. Tiled flooring with underfloor heating. Inset spotlights.

First Floor Landing

Airing cupboard. Loft access. Carpeted.

Master Bedroom - 3.48m x 3.28m (11'5" x 10'9")

Double aspect room with double glazed window to front and side. Built in wardrobes. Laminate flooring. Radiator. TV point. Door leading to en-suite.

En-Suite Shower Room

Double glazed opaque window to front. Laminate flooring and partially tiled walls. Radiator. Extractor fan. White suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

Bedroom Two - 3.56m x 3.48m (11'8" x 11'5")

Double glazed window to front. Built in wardrobes. Laminate flooring. Radiator. Door leading to en-suite.

En-Suite Shower Room

Double glazed opaque window to side. Laminate flooring and partially tiled walls. Radiator. Extractor fan. White suite comprising of shower cubicle, wash hand basin and W.C.

Bedroom Three - 3.33m x 2.54m (10'11" x 8'4")

Double aspect room with double glazed window to rear and side. Built in wardrobes. Laminate flooring. Radiator.

Bedroom Four - 2.57m x 2.36m (8'5" x 7'9")

Double glazed window to rear. Built in wardrobes. Laminate flooring. Radiator.

Family Bathroom

Double glazed opaque window to rear. Laminate flooring and partially tiled walls. Radiator. Extractor fan. White suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Driveway

Block paved driveway providing ample off road parking.

Rear Garden

Beautifully landscaped rear garden with patio area, and raised lawn area. Shed and hardstanding to side. Fencing surrounds with gated access to both sides. Please contact Surridge Mison Estates for viewing arrangements or for further information.

Council Tax Band- E

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>

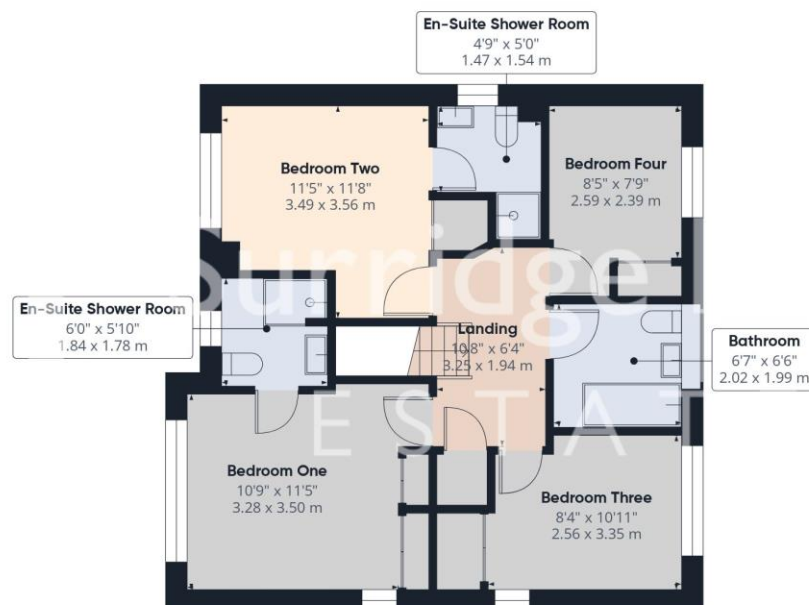
We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars 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.



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Floor 0



Floor 1

Approximate total area⁽¹⁾

1682 ft²

156.5 m²

Reduced headroom

3 ft²

0.3 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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