



Welcome to this modern and well presented three bedroom detached home, situated within the popular Mill Valley Development in the highly sought after village of Stone Cross, Pevensey. Having been built in 2019, the home still benefits from its NHBC warranty, and is equipped with all modern amenities to include double glazing and gas central heating. With three double bedrooms, one boasting an en-suite shower room, modern kitchen/dining room, utility room, driveway and south facing rear garden, this property presents an excellent opportunity to be your next home. Through the entrance hall with built in storage, is a bright lounge. There is also a handy cloakroom. Into the heart of the home, the open plan kitchen/dining room, with French doors leading onto the rear garden. The kitchen is well equipped with space for appliances and plenty of natural light. There is a utility room off the kitchen, with side access and again space for appliances. The first floor boasts three double bedrooms, with the main bedroom having an en-suite shower room, and there is a modern family bathroom. Outside, the south facing rear garden is a feature of this property, measuring to approximately 60ft and having mature conifers and trees to give a sense of privacy. There is a shed in the rear garden for additional storage. The front has a further lawned area and a driveway providing ample off road parking. Within this sought after development are plenty of open green spaces, a park, and pathways leading to countryside walks, allowing for a sense of community. 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.

Guide Price £360,000

Tenure Freehold | Council Tax Band- D



32 Mallow Drive, Stone Cross, BN24 5GR

Surridge Mison
ESTATES

Entrance Hall- Casement door to front. Double glazed window to side. Laminate flooring. Radiator. Stairs leading to first floor with built in storage cupboard under.

Lounge - 3.91m x 3.71m (12'10" x 12'2")- Double glazed window to front. Radiator. Carpeted.

Cloakroom- Vinyl flooring. Radiator. Extractor fan. Wash hand basin with tiled splashback and W.C.

Kitchen/Dining Room - 5.51m x 2.9m (18'1" x 9'6")- Double glazed French doors leading to rear garden and double glazed window to rear. Vinyl flooring and partially tiled walls. Radiator. Fully fitted with a range of white wall and base units with space and plumbing for fridge/freezer and dishwasher. Built in single electric oven. Wood effect work surfaces with inset 1 and 1/2 bowl sink and drainer unit with mixer taps and 4 burner gas hob with fitted stainless steel cooker hood.

Utility Room - 1.73m x 1.65m (5'8" x 5'5")- Double glazed door to side. Laminate flooring. Radiator. Built in storage cupboard. Wall and base units housing wall mounted boiler. Work surfaces with space and plumbing for washing machine and tumble dryer.

First Floor Landing- Double glazed window to side. Built in airing cupboard. Loft access. Carpeted.

Bedroom One - 3.61m x 3.2m (11'10" x 10'6")- Double glazed window to front. Radiator. Carpeted. Door leading to en-suite.

En-Suite Shower Room- Double glazed opaque window to front. Radiator. Extractor fan. Vinyl flooring. Modern suite comprising of shower cubicle with tiled enclosure, wash hand basin with tiled splashback and W.C.

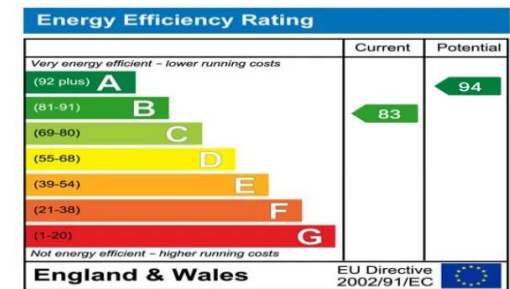
Bedroom Two - 2.84m x 2.84m (9'4" x 9'4")- Double glazed window to rear. Radiator. Carpeted.

Bedroom Three - 2.9m x 2.54m (9'6" x 8'4")- Double glazed window to rear. Radiator. Carpeted.

Bathroom- Double glazed opaque window to side. Radiator. Vinyl flooring and partially tiled walls. Extractor fan. Modern suite comprising of bath with mixer taps, wash hand basin and W.C.

Driveway & Front Garden- Block paved driveway providing off road parking. Front is mainly laid to lawn with shrubs. Gated side access.

Rear Garden- Approx 60ft south facing rear garden, being mainly laid to lawn. Conifers and shrubs. Outside tap. Fencing surrounds with gated side access. 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.gov.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.



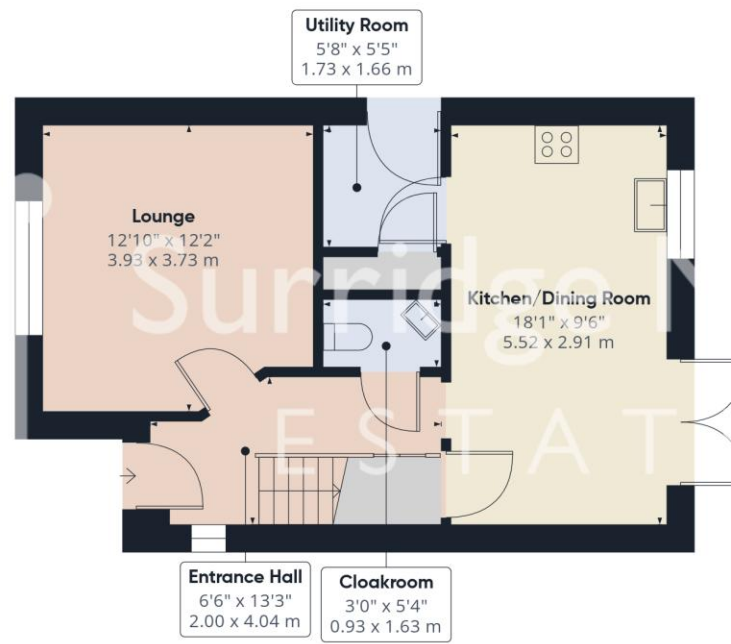
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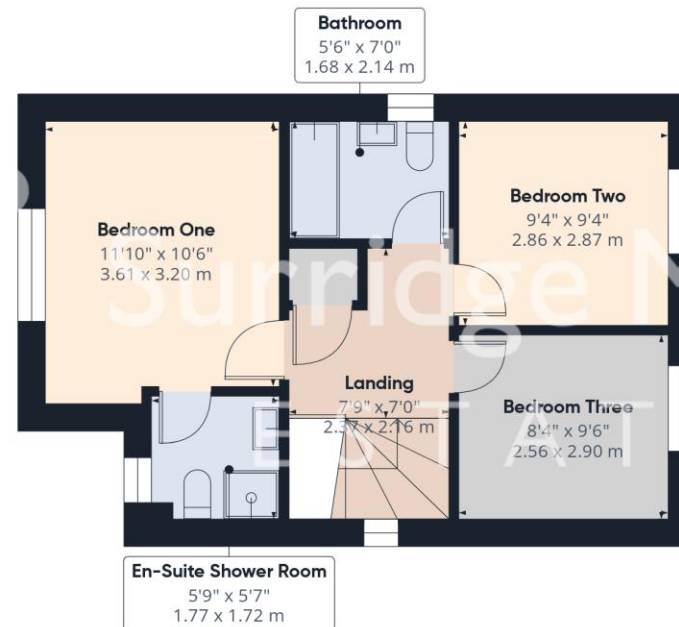
www.surridgemison.com

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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

901 ft²

83.7 m²

(1) Excluding balconies and terraces

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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