



Modern, light and airy perfectly describes this three bedroom semi-detached home! Situated within a modern development in highly sought after Stone Cross within close proximity to local schools, shops and amenities. Built in 2018 the home has been owned from new but has been subject to updates and changes by the current owner to present a home which can be comfortably moved into immediately and enjoyed. The updated presentation includes a refitted kitchen providing a modern well equipped space with integrated appliances, updated bathroom and beautifully landscaped rear garden. Further benefits include two parking spaces to the front of the property, double glazing and gas central heating via a combi boiler, artificial lawn for easy maintenance and remaining NHBC certification. Arranged over three floors the accommodation on offer comprises of, entrance leading to a spacious lounge/diner with substantial understairs storage cupboard. Through to an inner hallway and there is a cloakroom and the staircase leading to the first floor with the stunning kitchen at the rear opening onto the paved patio. On the first floor are two double bedrooms and the modern bathroom and the second floor has further built in storage and another double bedroom with en-suite shower facilities. Outside the landscaped rear garden creates the perfect space for children to play and entertaining to take place with a raised paved terrace at the far end of the garden as well and enclosed by fencing with gated side access. 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 £340,000-£350,000**  
**Tenure Freehold | Council Tax Band- D**



5 Primrose Field, Stone Cross, Pevensey, BN24 5GN

**Surridge Mison**  
 ESTATES

**Entrance Hall-** Double glazed door to front. Laminate flooring. Radiator.

**Lounge/Dining Room** - 4.5m x 3.61m (14'9" x 11'10")- Double glazed window to front with fitted blinds. Laminate flooring. Deep built in understairs cupboard. Radiator. TV point.

**Inner Hall-** Stairs leading to first floor. Laminate flooring.

**Cloakroom-** Laminate flooring. Radiator. Wash hand basin with tiled splashback and W.C.

**Kitchen** - 3.58m x 2.31m (11'9" x 7'7")- Double glazed window to rear and French doors leading to rear garden. Laminate flooring and partially tiled walls. Inset ceiling LED ceiling lights. Radiator. Beautifully refitted with a range of shaker style wall and base units housing boiler, integral dishwasher, washing machine & fridge/freezer. Built in single electric oven. Work surfaces with inset ceramic sink and drainer unit with feature mixer tap and 4 burner gas hob with fitted cooker hood.

**First Floor Landing-** Stairs leading to second floor. Radiator. Carpeted.

**Bedroom Two** - 3.61m x 2.67m (11'10" x 8'9")- Two double glazed windows to front. Radiator. Carpeted. Space for wardrobes.

**Bedroom Three** - 3.58m x 2.31m (11'9" x 7'7")- Double glazed window to rear with fitted blinds. Radiator. Carpeted. Space for wardrobes.

**Bathroom-** Double glazed opaque window to side. Tiled flooring and partially tiled walls. Extractor fan. Radiator. Stylishly refitted with a modern suite comprising of shower bath with mixer taps and shower over with wall mounted controls and fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

**Second Floor Landing-** Built in storage cupboard. Carpeted.

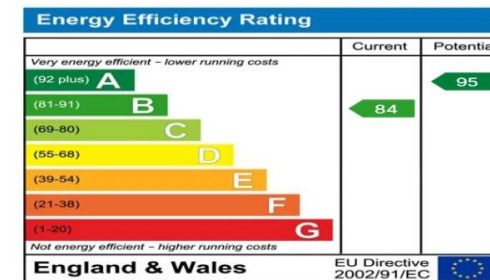
**Bedroom One** - 5.16m x 2.54m (16'11" x 8'4")- Double glazed window to front. Carpeted. Radiator. Door leading to en-suite shower room.

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

**Driveway-** Off road parking for two cars.

**Rear Garden-** Laid with artificial lawn with raised & level patio. Fencing surrounds with gated side access.

**Estate Charge-** Approx £300 per annum



#### 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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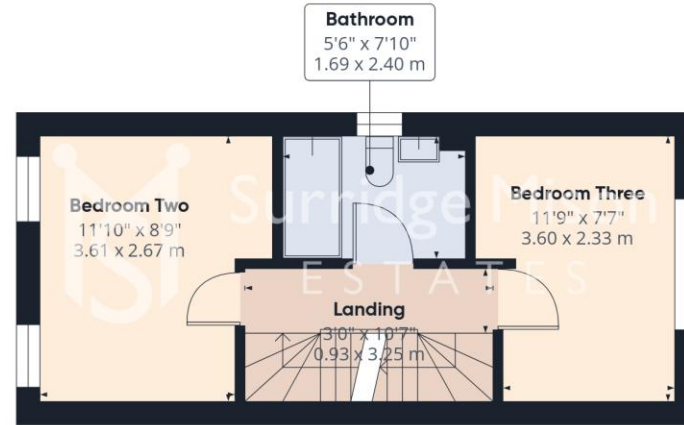
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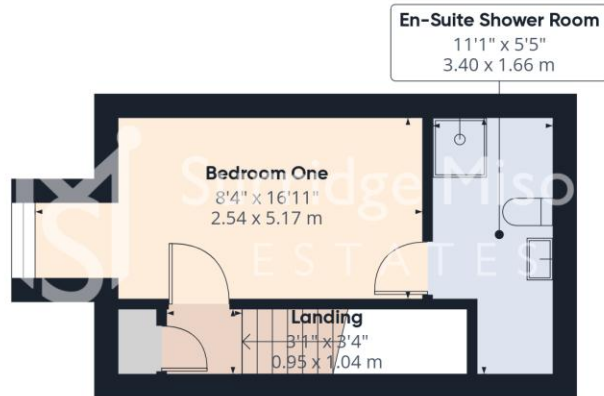




Floor 0



Floor 1



Floor 2

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

825 ft<sup>2</sup>

76.7 m<sup>2</sup>

(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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