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PROTECTED



33 Wellsbourne Road, Stone Cross, Pevensey, East Sussex, BN24 5QX
£325,000



Surridge Mison
ESTATES

CHAIN FREE

This detached three bedroom property is situated in the highly sought after Stone Cross location in Pevensy and is well positioned on a corner plot with private walled gardens, garage, and driveway plus large conservatory allowing for extended ground floor space. The home benefits from UPVc double glazing and gas central heating throughout, whilst some cosmetic updating may be required to suit the new owners taste it can be comfortably lived in until those changes are ready to be made and the paint colours chosen!

Redrow Homes were behind the original build of the property some 26 years prior and their build quality does show today. The development itself is well placed for the popular Stone Cross Primary School which also has a pre-school attached, however the development has a diverse demographic mainly due to its close proximity to so many local amenities to include Doctors, Dentists, local shops and eateries. Local parks and walks are readily available also and within easy reach.

The accommodation on offer comprises of entrance hallway and ground floor W.C. The lounge is a generous size with built in cupboard facility and leads through to the well equipped kitchen/diner which in turn opens through to the Victorian style conservatory. This gives a great feeling of extra space to the property and opens onto the side garden.

Upstairs are three bedrooms, bedroom one has built in wardrobes and a useful cupboard over the staircase, and the main bathroom is a white suite with bath and electric shower over.

The garage and gardens work very well in this home, garaging being able to be accessed from the garden to the rear, and having power and light with driveway lading to the front. The gardens will require some attention and they are walled to the side and front which gives a good level of privacy.





Entrance Hall - 0.93m x 3.04m (3'0" x 9'11")- UPVc door to front. Vinyl flooring. Radiator. Staircase rising to the first floor.

Cloakroom - 0.81m x 1.63m (2'7" x 5'4")- Double glazed opaque window to front. Carpeted. Radiator. Wash hand basin with tiled splashback and W.C.

Lounge - 3.48m x 4.92m (11'5" x 16'1")- Double glazed window to front. Deep built in cupboard. Radiator. Carpeted. TV point. Telephone point. Coved ceiling.

Kitchen/Dining Room - 4.57m x 2.62m (14'11" x 8'7")- Double glazed window to rear. Laminated wood flooring and partially tiled walls. Radiator. Wall mounted boiler. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer, washing machine & slimline dishwasher. Built in single electric oven. Work surfaces with inset 4 burner gas hob and stainless steel 1 and 1/2 bowl sink and drainer unit with mixer taps.

Conservatory - 2.7m x 3.67m (8'10" x 12'0")- UPVc conservatory with French doors leading to the rear garden. Laminated wood flooring. Radiator.

First Floor Landing - 1.77m x 1.83m (5'9" x 6'0")- Double glazed window to side. Airing cupboard. Carpeted. Loft access.

Bedroom One - 4.04m x 3m (13'3" x 9'10")- Two double glazed windows to front. Built in wardrobes and built in cupboard over stairs. Radiator. Telephone point. TV point. Carpeted.

Bedroom Two - 2.66m x 2.63m (8'8" x 8'7")- Double glazed window to rear. Radiator. Carpeted.

Bedroom Three - 1.91m x 2.68m (6'3" x 8'9")- Double glazed window to rear. Radiator. Carpeted. Telephone point.

Bathroom - 1.68m x 1.83m (5'6" x 6'0")- Double glazed opaque window to side. Vinyl flooring and partially tiled walls. Radiator. Shaver point. White suite comprising of bath with mixer taps and electric shower over, wash hand basin and W.C.

Garage & Driveway - 2.63m x 5.16m (8'7" x 16'11")- Single garage with up & over door. Personal door to rear. Power and light. Driveway to front providing off road parking.

Rear Garden- Laid to lawn. Fencing & wall surround with gated side access.

Council Tax Band- D

EPC Rating- TBC

Tenure- Freehold



<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.

