



A high specification two bedroom semi-detached house with a desirable garden room and office. The property features grey gloss fitted kitchen with a range of integrated appliances, lounge/diner with doors to a sunny garden, ground floor WC, two double bedrooms, family bathroom and en-suite shower room. This smartly presented home also comes with off road parking for two cars.

Guide Price £300,000 to £310,000

Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



13 Towers Road, Pevensey, East Sussex, BN24 5GZ

Well situated in Stone Cross, near Eastbourne, this well-presented and modern semi-detached house offers a superb opportunity for contemporary living in a sought-after setting. Boasting two spacious double bedrooms, the property is ideal for couples or small families in search of style, comfort and convenience.

The inviting living space flows seamlessly into a sleek, grey gloss kitchen fitted with high-quality integrated appliances—the perfect space for cooking and entertaining. With a thoughtfully designed layout, this home features a family bathroom, a luxurious en-suite, and an additional ground floor WC, ensuring daily comfort and privacy for all residents.

Practicality has been prioritised, offering a driveway providing off-road parking for two vehicles, accompanied by a low-maintenance garden—giving you the benefits of usable outdoor space without the demands of extensive upkeep. A versatile garden room incorporating a dedicated office is ideal for working from home or enjoying a quiet retreat year-round.

Occupying a prime position just minutes from the natural beauty of nearby countryside walks, the property is also excellently placed for commuters and families alike. Two reputable local schools are within easy reach, and the Westham train station offers connections to London, Brighton, and Hastings, providing vital links for professional and leisure travel.

Energy efficiency and stylish design meet practical family requirements in a truly desirable home. Viewings are highly recommended—contact us today to arrange yours and discover everything this exceptional property has to offer.

Hallway

Double glazed front entrance door, stairs to first floor, radiator, open plan to kitchen, door to lounge/diner.

Cloakroom WC

Double glazed window, laminate flooring, radiator, flush WC and wash hand basin.

Kitchen - 3.02m x 1.85m (9'11" x 6'1")

Double glazed window to front. Fitted with a matching range of grey gloss wall and base units with light work surfaces. Inset spotlights, under unit lights and kick board lights. Stainless steel 1.5 bowl sink unit with drainer. Single electric oven, four ring gas hob and extractor hood. Integrated slimline dish washer, fridge, freezer and washing machine. Conceal Ideal gas boiler.

Lounge Diner - 4.7m x 3.91m (15'5" x 12'10")

Double glazed French doors to garden. Large storage cupboard. Radiator.

First Floor Landing

Hatch to loft space.

Bedroom One - 3.05m x 2.97m (10'0" x 9'9")

Double glazed window to rear, radiator.

En-Suite Shower Room

Shower cubicle, flush WC, wash hand basin. Extractor fan, part tiled walls.

Bedroom Two - 4.01m x 2.57m (13'2" x 8'5")

Two double glazed windows to front. Airing cupboard. Radiator.

Family Bathroom

White suite comprises bath with mixer tap, shower over bath with glass screen, wash hand basin and flush WC. Extractor fan, downlights, towel rail, part tiled walls.

OUTSIDE

Front Garden

Path to front door. Artificial grass.

Driveway

Off road parking for two vehicles running from the front to the side of the property.

Back Garden

Shed, paved patio, deck, timber fencing and artificial grass.

Garden Room - 4.32m x 2.31m (14'2" x 7'7")

Double glazed doors to garden. Downlights and laminate flooring. Currently set up as a bar.

Office - 2.31m x 1.55m (7'7" x 5'1")

Downlights, double glazed window and laminate flooring.

Council Tax Band C with Wealden District Council.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



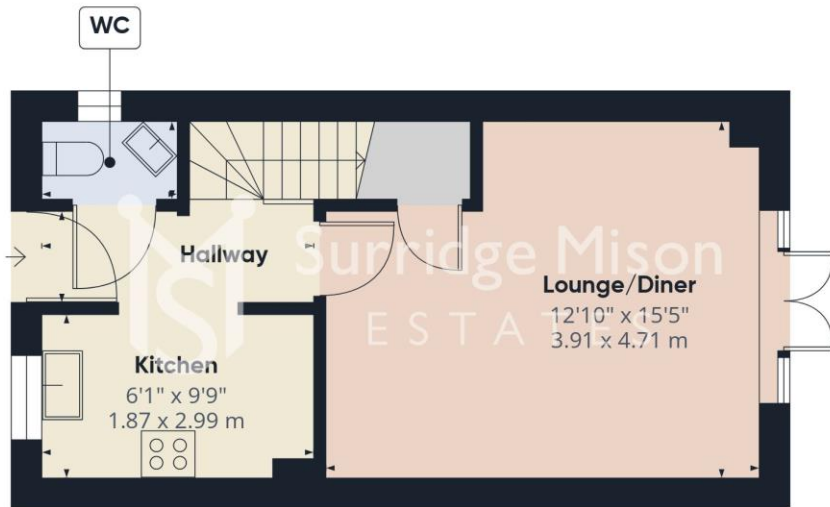
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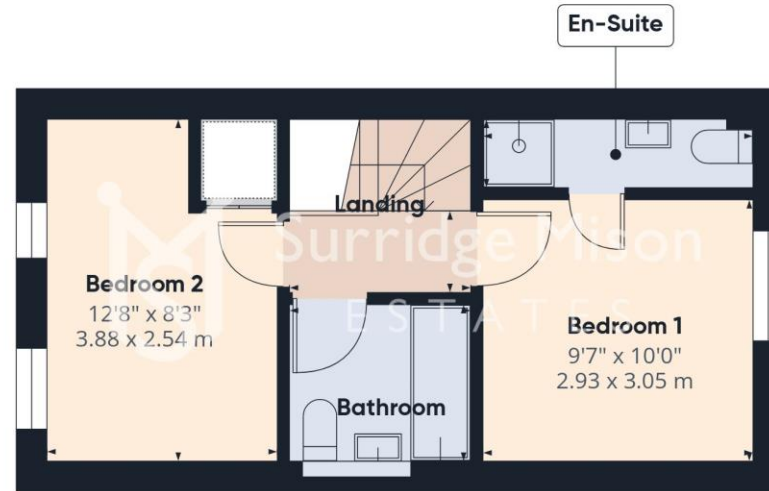
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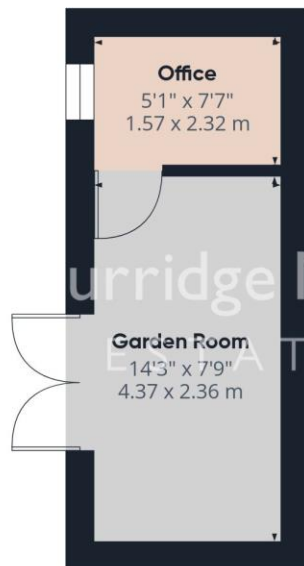
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

756 ft²

70.1 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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