

Hankham Place, Hunters Rise, Dittons Road, Stone Cross, Pevensey, East Sussex, BN24 5ER

Offers Over £700,000, Freehold

Surridge Mison
ESTATES

A vast and versatile detached bungalow (purely single storey) privately tucked away Stone Cross, Pevensey. With five bedrooms, two reception rooms, modern kitchen/dining room, three bathrooms, lots of parking, double car port, log cabin and all set on a large plot with stunning gardens. Could be used arranged as three bedrooms with one bedroom annex.

The home is bright and spacious throughout and offers a sense of seclusion thanks to the gardens. Further benefits include double glazing and gas central heating and the accommodation on offer comprises of the entrance porch into a spacious hallway with feature skylight and built in storage cupboard. Bedroom three is off of this, being a double aspect room with built in wardrobe. Into the lounge, which overlooks and opens onto the patio area. There is a gas fireplace, and it leads onto the 2nd reception room, a versatile space which allows access to two further bedrooms and a shower room.

The modern kitchen/dining room is accessed via double doors from the hallway, and runs along the rear of the property again opening onto the patio and decking area. It's a bright space thanks to a bay window, further window and French doors, and there is plenty of space for dining. The kitchen is fully fitted and a well-equipped space, with a feature island unit. The utility area is off of the kitchen, and has plenty of space for appliances.

There are two further bedrooms, both with built in wardrobes and bedroom one boasting an en-suite shower room, plus a family bathroom.

The rear garden has the decked/patio areas, along with a wide expanse of lawn, and mature shrubs and trees protect the garden and create a secluded private space. There is also a summerhouse. The front of the property has a gated block driveway allowing for ample off road parking, plus a double car port.

The property is set in the heart of Stone Cross 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.

Check out the 3D virtual tour!









Entrance Vestibule UPVc door to front. LVT (luxury vinyl tile) flooring. Coved ceiling. Dado rail. Wooden glazed door leading to entrance hall.

Hallway Skylight. LVT flooring. Built in storage cupboard. Loft access. Coved ceiling. Dado rail. Picture rail. Two radiators.

Bedroom Three - 3.86m x 2.92m (12'8" x 9'7") Double aspect room with double glazed windows to front and side. Built in wardrobe. Laminate flooring. Two radiators. Coved ceiling.

Lounge - 4.65m x 4.19m (15'3" x 13'9") Double glazed window and door to rear. Gas fireplace with tiled hearth. Carpeted. Radiator. Coved ceiling.

Reception Two/Study - 4.52m x 2.06m (14'10" x 6'9") Double glazed window to rear. Laminate flooring. Radiator. Coved ceiling.

Bedroom Five - 2.79m x 2.41m (9'2" x 7'11") Double aspect room with double lazed windows to rear and side. Carpeted. Radiator. Coved ceiling.

Bedroom Four - 3.17m x 2.79m (10'5" x 9'2") Double glazed window to front. Radiator. Carpeted. Coved ceiling.

Shower Room Double glazed opaque window to front. LVT flooring and partially tiled walls. Coved ceiling. Extractor fan. Two towel rails. Suite compromising of shower cubicle, wash hand basin and W.C.

Kitchen/Dining Room - 7.7m x 3.3m (25'3" x 10'10") Double glazed doors leading from entrance hall. Double glazed bay window to rear, double glazed window to rear and French doors leading to rear garden. Solid oak flooring and partially tiled walls. Inset spotlights. Three radiators. Coved ceiling. Dado rail. Fully fitted with a range of solid oak shaker style wall and base units. Built in eye level double electric oven. Work surfaces with inset 5 burner gas hob and fitted extractor fan and inset ceramic sink and drainer unit with mixer taps. Island unit. Archway through to utility area.

Utility Area - 3.3m x 1.47m (10'10" x 4'10") Two double glazed windows to side and double glazed window to front. Solid flooring. Fitted with wall units with space and plumbing for American style fridge/freezer, dishwasher, washing machine and tumble dryer. Work surfaces over.

Bedroom Two - 3.81m x 2.72m (12'6" x 8'11") Double glazed window to front. Built in wardrobes. Carpeted. Radiator.

Bedroom One - 3.43m x 2.72m (11'3" x 8'11") Double glazed window to front. Built in wardrobes. Carpeted. Radiator. Coved ceiling. Door leading to en-suite shower room.

En-Suite Shower Room Double glazed opaque window to side. LVT flooring and fully tiled walls. Coved ceiling. Chrome towel rail. Suite compromising of shower cubicle, wash hand basin set within vanity unit and W.C.

Bathroom - 1.91m x 1.75m (6'3" x 5'9") Double glazed opaque window to rear. LVT flooring and fully tiled walls. Coved ceiling. Inset spotlights. Chrome towel rail. Suite compromising of bath with mixer taps and rainfall shower over with handheld shower attachment and fitted glazed screen, wash hand basin and W.C.

Double Carport Solid oak frame and double power socket. **Driveway** Gated block paved driveway providing ample off road parking. **Gardens** Mainly laid to lawn with patio and decking areas. Large log cabin (with storage area power and light), summerhouse and shed. Pond. Play area with playhouse, Little Tikes play equipment, swing, slide and trampoline. Vegetable/fruit patch with greenhouse in the front garden. Rockery garden area by the car port Mature trees and planting. Outside lights front and back. Outside power sockets.

Council Tax Band- E | EPC Rating- C

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

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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.







