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Scheme



6 Clayton Mill Road, Stone Cross, Pevensey, East Sussex, BN24 5PB
Guide Price £350,000 to £360,000, Freehold



Surridge Mison
ESTATES

A detached, bright and spacious home situated in a quiet cul-de-sac on the highly sought after Patcham Mill development in Stone Cross, Pevensey. Benefitting from three bedrooms, lounge plus dining room, modern kitchen, well-equipped utility room plus store room, en-suite main bedroom, driveway plus pretty landscaped gardens, the current owner has provided an excellent home with modern amenities.

Further amenities include Oak internal doors throughout, double glazing & gas central heating, and the accommodation on offers begins through the porch and entrance hall, with a handy ground floor cloakroom and stairs leading to the first floor. Into the bright lounge, with a fitted gas fireplace. The lounge leads onto a dining room, which has patio doors leading to the sunny rear garden. This in turn opens to the modern kitchen, which is fully fitted with cream gloss wall and base units and has space for a Range style cooker, and again overlooks the pretty rear garden. The space provides ample storage due to a large understairs storage cupboard.

The extra space on the ground floor provided by way of a useful conversion of the garage is currently set up as two rooms, a utility room and a store room. The utility room has garden access, and is fully fitted with plenty of space for appliances. The store room is handy and has extra roof void storage.

Upstairs, off the landing, which has a built in cupboard and provides loft access, are three bedrooms. Bedroom one boasts an en-suite shower room, built in wardrobes and far reaching views towards The South Downs National Park. Bedroom two also has built in wardrobes, and both bedroom two and three overlook the rear garden. There is also a bathroom suite.

The garden has been landscaped to provide a sunny and enjoyable space with large lawned area and patio seating areas. There is mature planting, gated side access, summerhouse & shed. There is a driveway to the front of the property providing off road parking, and a pretty front garden.

Stone Cross 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 Porch UPVc glazed door to front with double glazed window to side. UPVc glazed door leading to entrance hall.

Entrance Hall Oak internal doors throughout. Vinyl flooring. Radiator. Stairs leading to first floor.

Cloakroom Double glazed opaque window to front. Fully tiled walls and vinyl flooring. Radiator. Wash hand basin set within vanity unit and W.C with concealed cistern.

Lounge - 4.88m x 3.99m (16'0" x 13'1") Double glazed window to front. Laminate flooring. Two radiators. Gas fireplace with tiled heath. Telephone point and TV point.

Dining Room - 2.97m x 2.57m (9'9" x 8'5") Double glazed patio doors leading to rear garden. Laminate flooring. Radiator.

Kitchen - 2.97m x 2.36m (9'9" x 7'9") Double glazed window to rear. Tiled flooring and partially tiled walls. Built in walk in cupboard. Radiator. Wall mounted Ideal boiler. Fully fitted with a range of cream gloss wall and base units with space for Range style cooker. Fitted cooker hood. Duck egg blue work surfaces with inset 1 and 1/2 bowl stainless steel sink and drainer unit with mixer taps.

Utility Room - 3.07m x 2.62m (10'1" x 8'7") Double glazed door to rear. Vinyl flooring. Electric radiator. Fitted with a range of base units with space and plumbing for fridge/freezer, washing machine, dishwasher and tumble dryer. Work surfaces with inset stainless steel sink and drainer unit with mixer taps. Door leading to storage room.

Store Room - 2.79m x 2.08m (9'2" x 6'10") Double glazed window to front. Roof void for additional storage.

First Floor Landing Airing cupboard. Loft access with fitted ladder, being partially boarded with light. Carpeted.

Bedroom One - 2.97m x 2.97m (9'9" x 9'9") Double glazed window to front. Built in wardrobes. Carpeted. Radiator. Door leading to en-suite.

En-Suite Shower Room - 2.95m x 0.74m (9'8" x 2'5") Double glazed opaque window to side. Vinyl flooring and tiled walls. Chrome towel rail. Extractor fan. Suite compromising of shower cubicle with rainfall shower head and handheld shower attachment and wash hand basin set within vanity unit.

Bedroom Two - 2.97m x 2.69m (9'9" x 8'10") Double glazed window to rear. Built in wardrobes. Radiator. Carpeted.

Bedroom Three - 2.36m x 1.96m (7'9" x 6'5") Double glazed window to rear. Radiator. Carpeted.

Bathroom Double glazed opaque window to rear. Vinyl flooring and partially tiled walls. Radiator. Extractor fan. Suite compromising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Driveway & Front Garden Driveway providing off road parking. Lawned with paving stones, wood chips, planting and walled.

Rear Garden Mainly laid to lawn with two patio areas. Shed. Fencing surrounds with gated side access. Shrubs, trees and planting.



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>

Surridge Mison Estates

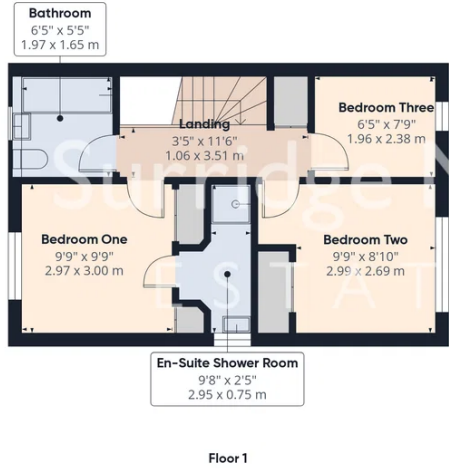
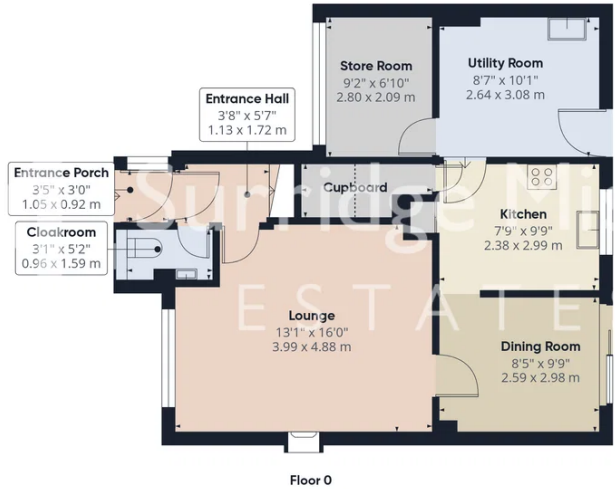
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. 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.



Approximate total area^m

963 ft²

89.4 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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