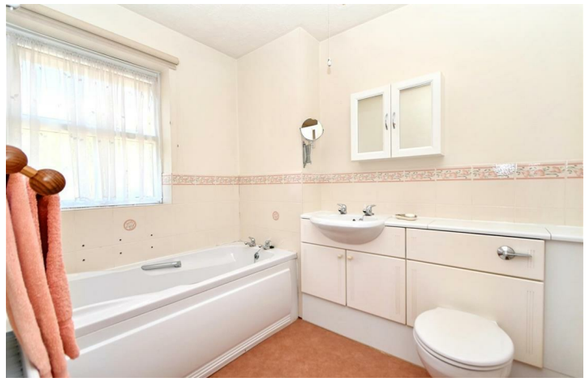
Freehold

3 Geering Road, Stone Cross, Pevensey, BN24 5FF

Guide Price £450,000 - £465,000








4 Bedroom | 3 Reception | 2 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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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4 Bedroom | 3 Reception | 2 Bathroom






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*** GUIDE PRICE £450,000 - £465,000 ***

A well presented and generously proportioned four bedroom detached family home, ideally situated on the highly regarded Foxes Hollow development in Stone Cross. Having been owned from new by the current owner and lovingly maintained throughout, the property occupies a good size plot and offers spacious and versatile accommodation, together with excellent outside space and ample parking. The accommodation comprises of four bedrooms, with the principal bedroom benefiting from an En-Suite bathroom, a further family bathroom, double aspect lounge, separate dining room, kitchen, utility room and study. Additional benefits include a ground floor cloakroom and double garage. Outside, the property enjoys a good size garden with a sunny aspect, providing an attractive space for outdoor entertaining and relaxation. There is also off road parking for multiple vehicles, in addition to the double garage. Offered to the market CHAIN FREE, this substantial family home represents an excellent opportunity to acquire a property within this popular residential development. Lovingly cared for by the current owner, the property offers well planned accommodation and an excellent opportunity for the new owner to personalise and put their own stamp on this appealing home.

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Freehold

Guide Price
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Main Features

- Detached House
- 4 Bedrooms
- Lounge & Dining Room
- Study/Reception Room 3
- Kitchen & Utility Room
- Ground Floor Cloakroom
- En Suite Bathroom/WC & Family Bathroom/WC
- Lawned Rear Garden
- Garage & Driveway
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor. Understairs cupboard. Double glazed window to front aspect.

Lounge
19'3 x 11'10 (5.87m x 3.61m)
Two radiators. Feature fireplace. Dual aspect with double glazed bay window to front aspect and double glazed patio doors to rear aspect. Door to-

Dining Room
10'4 x 9'11 (3.15m x 3.02m)
Radiator. Double glazed window to rear aspect. Door to-

Kitchen
11'1 x 9'9 (3.38m x 2.97m)
Fitted range of wall and base units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob and eye level oven. Space for undercounter fridge and freezer. Radiator. Double glazed window to rear aspect. Door to-

Utility Room
6'0 x 5'9 (1.83m x 1.75m)
Range of wall and base units, laminate worktop with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler.

Study/Reception Room 3
9'3 x 7'0 (2.82m x 2.13m)
Radiator. Double glazed window to front aspect.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Radiator. Double glazed window.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard. Loft access (not inspected). Double glazed window to front aspect.

Bedroom 1
13'6 x 10'9 (4.11m x 3.28m)
Radiator. Built in wardrobe. Double glazed window to rear aspect. Door to-

En Suite Bathroom/WC
Panelled bath. Shower cubicle. Low level WC with concealed cistern. Wash hand basin with vanity unit under. Radiator. Extractor fan. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap, shower attachment and shower screen. Low level WC with concealed cistern. Wash hand basin with vanity unit below. Radiator. Extractor fan. Double glazed window to side aspect.

Bedroom 3
10'2 x 8'2 (3.10m x 2.49m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 4
8'10 x 6'5 (2.69m x 1.96m)
Radiator. Double glazed window to front aspect.

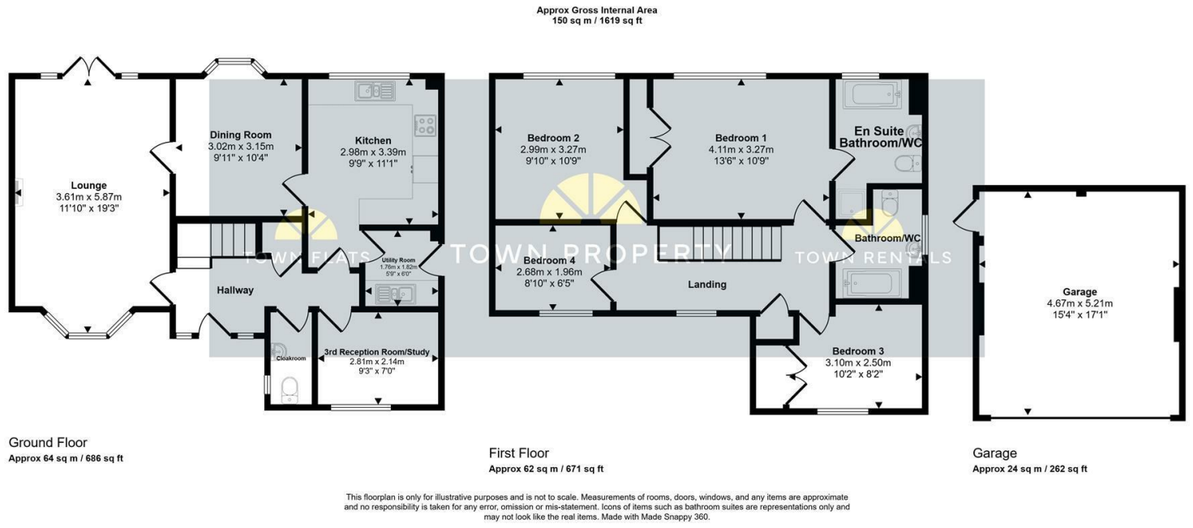
Bedroom 2
10'9 x 9'10 (3.28m x 3.00m)
Radiator. Double glazed window to rear aspect.

Outside
The garden is mainly laid to lawn with an area of patio adjoining the house. There is a variety of mature trees and shrubs and access to the-

Double Garage
17'1 x 15'4 (5.21m x 4.67m)

Parking
A driveway in front of the garage provides off road parking.

COUNCIL TAX BAND = F



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.