BROOK GAMBLE









78 Beaulieu Drive, Pevensey, BN24 5DN

£395,000

Brook Gamble offer to the market this well presented 3 bedroom detached home in sought after Stone Cross. The property boasts good sized accommodation with the ground floor comprising the open plan Lounge and Dining Room as well as a modern Kitchen. The first floor accommodation boasts the Bathroom and 3 Bedrooms, with the Master having both built-in wardrobes and an En-Suite Shower Room. There is an attractive split-level Rear Garden, whilst the front is arranged as a Driveway for off street parking, leading to the Garage. The house is well located for popular local schools and shops and is being offered to the market chain free. Viewing is considered essential. Sole Agents.

Entrance Porch 4'9 x 3'3 (1.45m x 0.99m)
Radiator, uPVC double glazed window to side. Door opening into Lounge.

Lounge 15'4 x 11'6 (4.67m x 3.51m)
Radiator, leaded light uPVC double glazed window to front. Open plan to Dining Room.

Dining Room 10'6 x 8'3 (3.20m x 2.51m)
Measurements exclude the depth of the stairwell. Double radiator, understairs storage cupboard, uPVC double glazed sliding patio door to Rear Garden. Door to Kitchen.

Kitchen 11'3 x 8'4 (3.43m x 2.54m)
Single drainer one and a half bowl stainless steel sink unit with mixer taps and cupboard below. Further drawers and base units with working surfaces over incorporating four ring gas hob with cooker hood above and electric cover below. Space and plumbing for washing machine, space for fridge freezer, further appliance space, wall units, wall mounted gas boiler, part tiling to walls, storage cupboard, double radiator, laminate wood effect flooring. UPVC double glazed window to rear, double glazed door to Rear Garden.

First Floor Landing
Turning staircase From Dining Area to First Floor Landing; with hatch to loft space, cupboard with clothes rails, linen cupboard with insulated cylinder and shelving above. UPVC double glazed window to side.

Bedroom 1 11'4 x 10'4 (3.45m x 3.15m)
Measurements exclude to the depth of the range of built-in wardrobe cupboards. Radiator, uPVC double glazed window to rear. Door to En-Suite Shower Room.

En-Suite
Shower cubicle with wall mounted shower unit, folding glazed shower screen, pedestal wash basin with tiled splashback, low flush WC, radiator, extractor fan, frosted uPVC double glazed window to side.

Bedroom 2 11'2 x 10'3 (3.40m x 3.12m)
Radiator, leaded light uPVC double glazed window to front.

Bedroom 3 8'7 x 7'4 (2.62m x 2.24m)
Radiator, leaded light uPVC double glazed window to front.

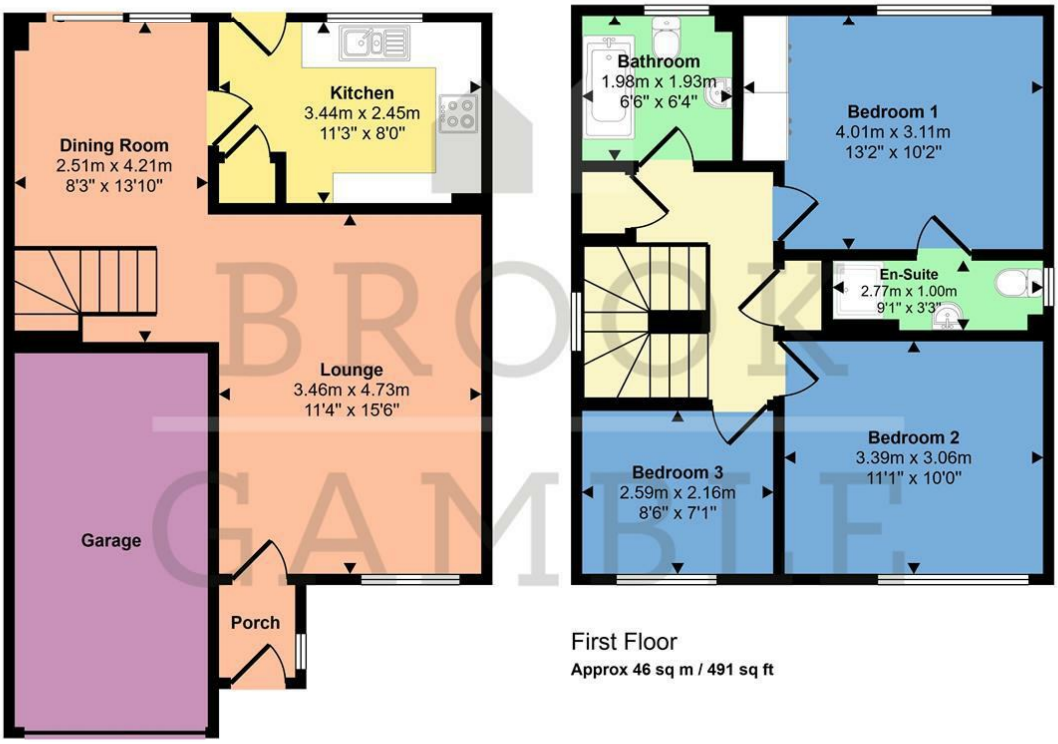
Bathroom
Panelled bath with mixer taps and handheld telephone style shower attachment. Low flush WC, pedestal wash basin, part tiling to walls, double radiator, shaver point, ceiling fan unit, frosted uPVC double glazed window to rear.

Outside
The rear garden is terraced with shingle patio area and steps leading to lawn. The garden is enclosed by timber fencing, with a gate for side access.

The front is arranged as a driveway for off street parking, leading to the Garage.

Floor Plan

Approx Gross Internal Area
97 sq m / 1045 sq ft

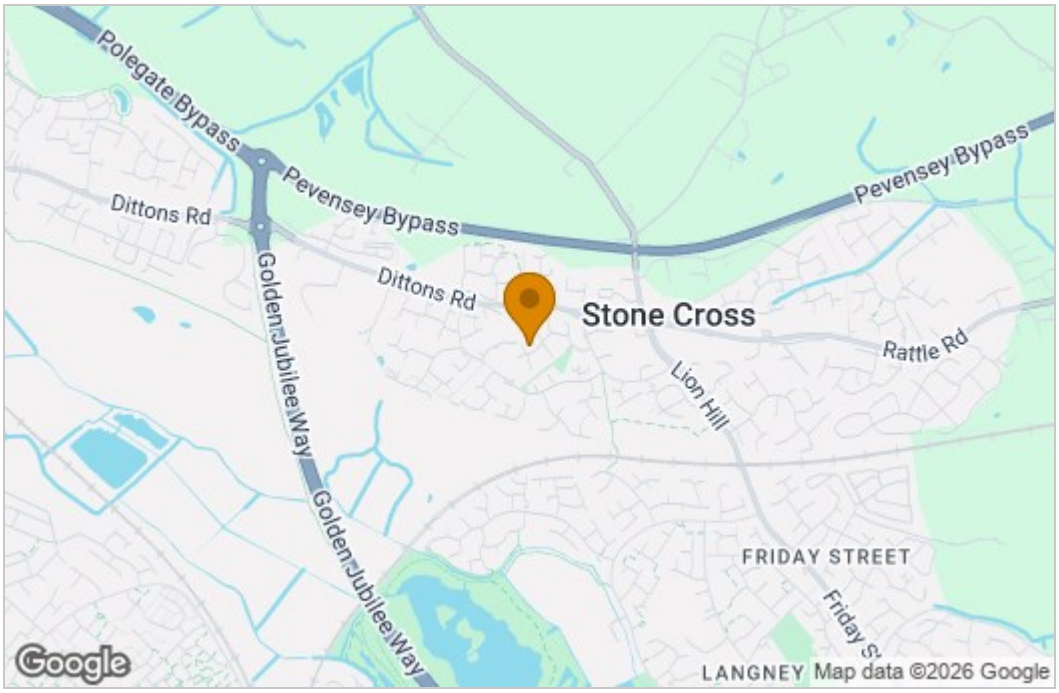


Ground Floor
Approx 51 sq m / 554 sq ft

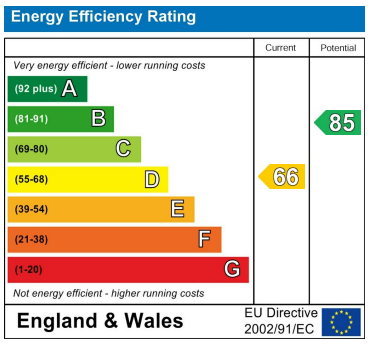
First Floor
Approx 46 sq m / 491 sq ft

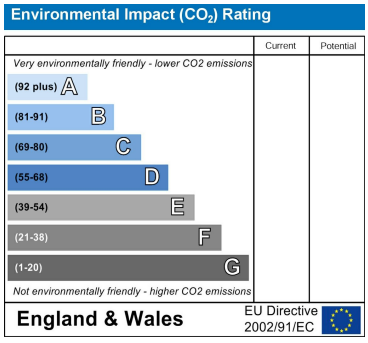
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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