



34 Beechfield Close, Pevensey, BN24 5FH

£295,000



An EXTREMELY WELL PRESENTED end of terrace house with TWO BEDROOMS, located in a quiet cul-de-sac in the popular Foxes Hollow development at Stone Cross. Benefitting from recently installed (Autumn 2025) double glazed windows, a refitted bathroom and double glazed CONSERVATORY, as well as TWO ALLOCATED PARKING SPACES, modern kitchen, pretty gardens and gas central heating. Situated within easy reach of local shops and amenities, including a Doctor surgery and Dentist, Chemist, Tesco Express and Public House, Adur Park and Primary School.



ENTRANCE HALL

With double glazed front door. Radiator. Stairs rising to first floor landing.

LOUNGE

14'10 x 9'9 (4.52m x 2.97m)
Double glazed window to front. Fire surround with mantle and marble effect hearth. Door to understair cupboard.

KITCHEN/DINING ROOM

13'4 x 7'11 (4.06m x 2.41m)
Double glazed window to rear. Double glazed door leading to Conservatory. Wood effect laminate flooring. Fitted in a range of eye and base level units and drawers with complimentary work surface over. Inset stainless steel sink unit with single drainer. Fitted electric oven and four ring gas hob with extractor over. Plumbing point for washing machine. Wall mounted gas fired boiler. Radiator.

CONSERVATORY

11'3 x 8' (3.43m x 2.44m)
Of double glazed construction with French doors leading to rear garden. Tiled floor.

FIRST FLOOR LANDING

Double glazed window to side. Loft access.

BEDROOM ONE

12'11 x 9'3 (3.94m x 2.82m)
Two double glazed windows to front. Built-in wardrobe. Door to airing cupboard. Radiator.

BEDROOM TWO

11'5 x 7'5 (3.48m x 2.26m)
Double glazed window to rear. Radiator.

RE-FITTED BATHROM

Double glazed window to rear. Heated towel radiator. Suite comprising panelled bath with rainfall shower over. Low flush wc. Wash hand basin with vanity unit. Electric shaver point. Tiled walls.

REAR GARDEN

With two areas of patio and further lawned area. Flower and shrub borders. Timber shed. Gated rear access. Steps leading up to decked seating area.

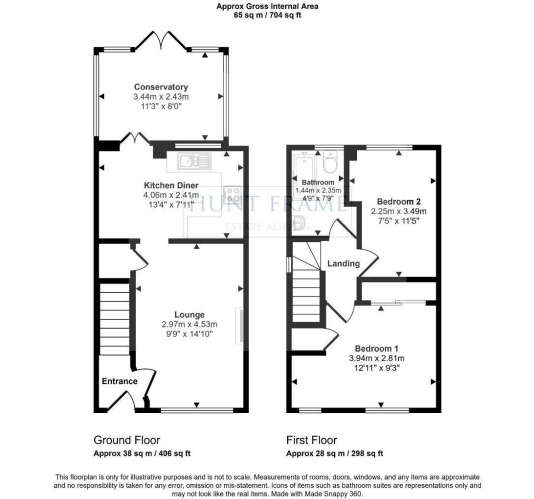
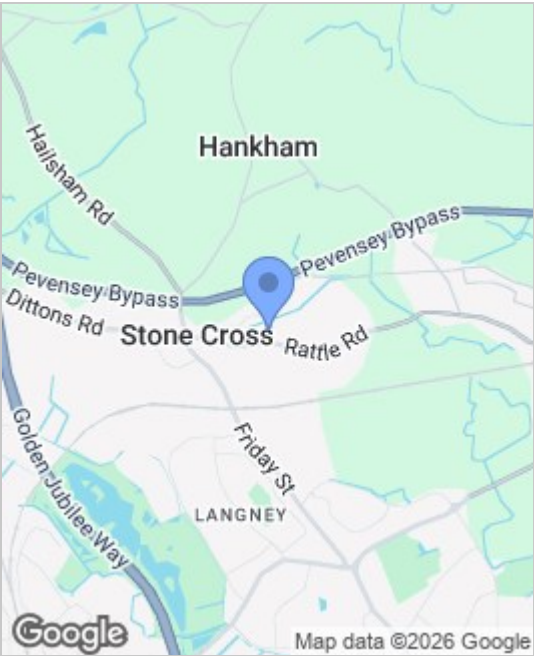
FRONT GARDEN

Steps to front door with adjacent area of lawn and well stocked flower bed.

Council Tax Band C

ANTI MONEY LAUNDERING

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.