

# HUNT FRAME

ESTATE AGENTS



**7 Dallaway Drive, Pevensey, BN24 5FB**

**Offers Over £450,000**



Walk through VIRTUAL TOUR. A SPACIOUS and WELL PRESENTED FOUR BEDROOM detached house, located in sought after FOXES HOLLOW, STONE CROSS, within easy reach of local shops and amenities. The well appointed accommodation comprises Lounge and separate dining room, play room/study and utility room. The property also benefits from a ground floor cloakroom, conservatory, and master bedroom with EN-SUITE. Viewing is highly recommended.



## ENTRANCE HALL

Via double glazed panelled door. Stone effect vinyl flooring. Radiator. Wall light point. Stairs rising to first floor landing with cupboard beneath.

## CLOAKROOM

Double glazed window to front. Low level wc. Wash hand basin. Radiator. Tiled walls and flooring.

## LIVING ROOM

18'4" x 11'6" (5.59 x 3.53)

Double glazed window to front. Two radiators. Four wall light points. Coal effect gas fire with mantle and marble effect hearth.

## DINING ROOM

11'0" x 9'7" (3.37 x 2.94)

Double glazed windows and doors to rear. Radiator.

## CONSERVATORY

10'1" x 9'11" (3.08 x 3.03)

Double glazed and brick construction with French doors to the garden.

## PLAYROOM/STUDY

7'10" x 7'9" (2.4 x 2.38)

Radiator. Access to integral garage.

## KITCHEN/BREAKFAST ROOM

14'8" x 9'2" (4.48 x 2.80)

Double glazed window to front. Fitted in a range of eye and base level units and drawers with complementary work surfaces over and tiled splash backs. Fitted electric oven and gas hob with extractor hood over. Inset 1 1/2 bowl ceramic sink with single drainer. Illuminated display shelving.

## UTILITY ROOM

7'5" x 7'5" (2.27 x 2.27)

Double glazed window to rear. Part glazed door to rear garden. Single drainer sink unit. Base cupboards with work surface over and tiled splashbacks. Matching wall cupboard. Wall mounted gas boiler. Radiator.

## FIRST FLOOR LANDING

Double glazed window to side. Radiator. Airing cupboard.

## BEDROOM ONE

12'5" x 10'7" (3.80 x 3.23)

Double glazed bay window to front. Radiator. Two built in wardrobes.

## EN-SUITE

Double glazed window to side. Low level wc. Pedestal wash hand basin. Shower enclosure. Radiator. Extractor fan. Tiled walls.

## BEDROOM TWO

12'11 x 8'4 (3.94m x 2.54m)

Double glazed window to rear. Radiator. Built-in wardrobe.

## BEDROOM THREE

10'1" x 6'6" (3.08 x 2.00)

Double glazed window to front. Radiator.

## BEDROOM FOUR

9'4" x 6'6" (2.86 x 2.00)

Double glazed window to rear. Radiator.

## FAMILY BATHROOM

Double glazed window to side. Panelled bath with shower attachment and screen. Low level wc. Pedestal wash hand basin. Radiator. Extractor fan. Loft access. Tiled walls.

## REAR GARDEN

Patio and lawn with shrub beds, area of pea beach with timber shed. Outside tap. Gated side access. Walled and fenced surround.

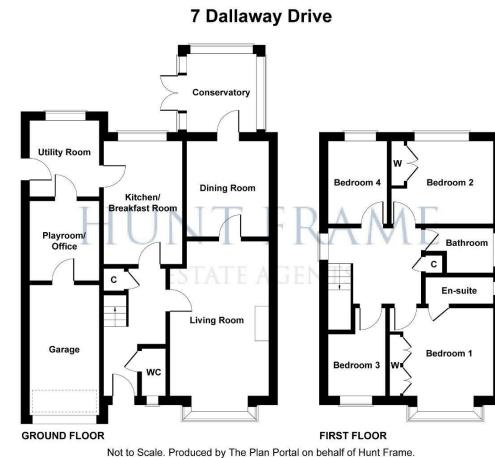
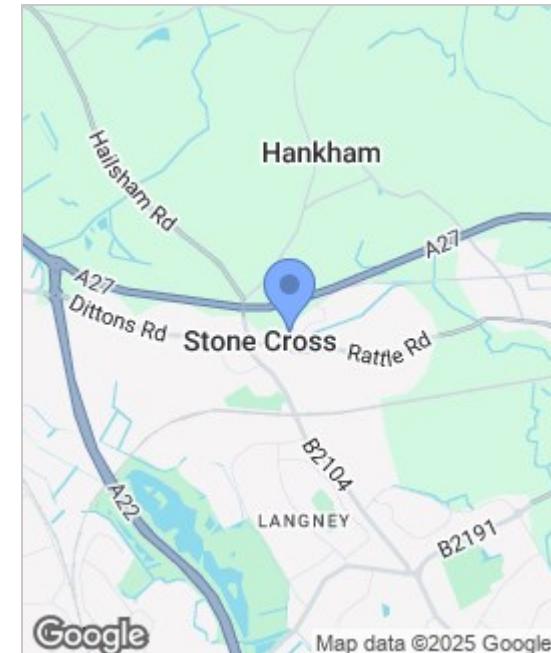
## INTEGRAL GARAGE

17'6" x 8'6" (5.35 x 2.60)

Remote electric up and over door. Power and light.

## DRIVEWAY

The Front of the property is block paved, providing a area of PARKING for THREE/FOUR CARS.



| Energy Efficiency Rating                                 |                   |
|----------------------------------------------------------|-------------------|
|                                                          | Current Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                 |
| (81-91)                                                  | B                 |
| (69-80)                                                  | C                 |
| (55-68)                                                  | D                 |
| (39-54)                                                  | E                 |
| (21-38)                                                  | F                 |
| (1-20)                                                   | G                 |
| Not energy efficient - higher running costs              |                   |
| England & Wales                                          |                   |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |                   |
|------------------------------------------------------------------------------|-------------------|
|                                                                              | Current Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A                 |
| (81-91)                                                                      | B                 |
| (69-80)                                                                      | C                 |
| (55-68)                                                                      | D                 |
| (39-54)                                                                      | E                 |
| (21-38)                                                                      | F                 |
| (1-20)                                                                       | G                 |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |                   |
| England & Wales                                                              |                   |

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