

HUNT FRAME

ESTATE AGENTS



6 Lambourn Avenue, Pevensey, BN24 5PQ

£460,000



AN EXCEPTIONALLY WELL PRESENTED, FOUR BEDROOM detached house located in STONE CROSS.

Comprising two reception rooms, ground floor cloakroom, Master bedroom with En-Suite, family shower room, double glazed windows, gas central heating, GARAGE and driveway. Highly recommended. NO CHAIN.



Double glazed front door to:

Entrance hall

Solid wood floor, radiator with period style, stairs rising to 1st floor landing, door to integral garage, door to:

Ground floor cloakroom

In a white suite comprising low-level WC, wall mounted wash hand basin, tiled splash backs, radiator, tiled floor.

Dining room 13' 2 x 8' 8

Radiator with period style cover , double glazed bay window to front.

Lounge 15' 2 x 14' 1 (maximum)

Feature fireplace with marble back and hearth, fitted electric flame effect fire, TV point, radiator with period style cover, double glazed bay window and French doors leading to rear garden.

Kitchen/breakfast room 16' 4 x 8' 7

Fitted in a range of eye and base level units and drawers, worksurfaces with inset 1 1/2 bowl stainless steel sink and single drainer with mixer tap, built in oven and four ring gas hob with extractor hood above, spaces for upright fridge/freezer, dishwasher and washing machine, tiled floor, space for table and chairs, radiator double glazed window to side, double glazed French doors leading to rear garden.

First floor Landing

Access to loft space, door to airing cupboard.

Bedroom one 11'8 x 11'8

Range of fitted wardrobes and over bed recess cupboards, phone point, radiator, double glazed window to front providing views of the downs, door to:

En-suite shower room

In a white suite comprising tiled shower cubicle, low-level WC, vanity wash hand basin with cupboards below, tiled walls and floor, radiator, double glazed window to side.

Bedroom two 11' 11 x 9'1

Wood effect flooring, built-in wardrobes, radiator, double glazed window to front.

Bedroom three 10' 1 x 9' 3

Built-in double wardrobe, radiator, double glazed window to rear overlooking rear garden

Bedroom 4 9' 5 x 9' 3

Built-in double wardrobe, radiator, double glazed window to rear.

Shower room

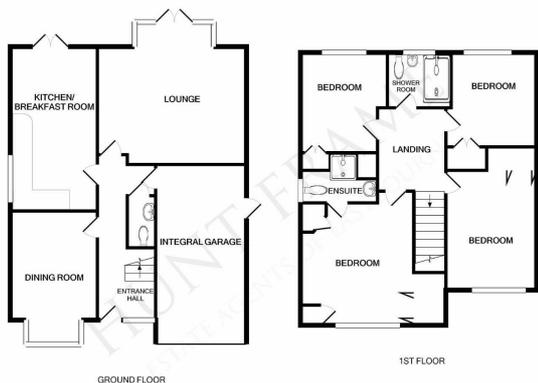
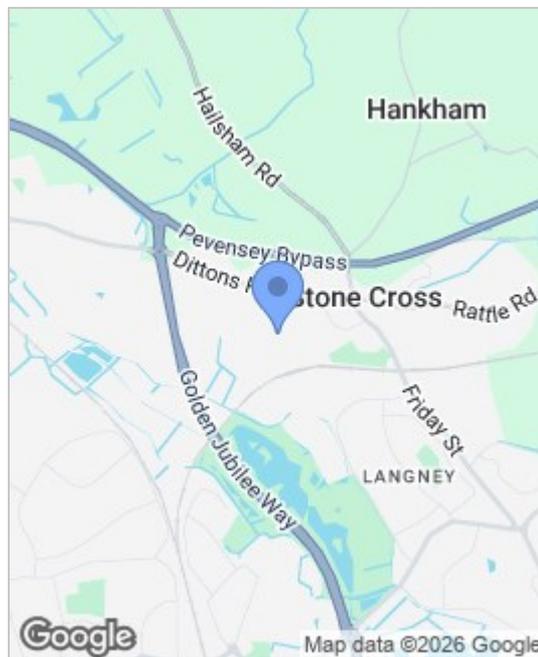
In a white suite comprising double sized shower cubicle, low-level WC, pedestal wash hand basin, part tiled walls, heated chrome towel rail, double glazed window to rear.

The gardens front and rear are a particular feature of the property having been professionally landscaped. They comprise areas of lawn, seating areas, manicured bushes trees and shrubs. A variety of flowerbeds. Mature hedged surround, gated side access.

Driveway providing off-road parking for two vehicles leading to integral GARAGE with up and over door power and light which has a door to the entrance hall.

ANTI-MONEY LAUNDERING REGULATIONS

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac (2020)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
		64	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
		57	75
England & Wales		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.