



**HOME + CASTLE**  
ESTATE AGENTS

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## Lavant Road, Pevensey, BN24 5EZ

Freehold | House - Detached | 3 Bedrooms

Home + Castle are pleased to present this bright and spacious three bedroom detached property located in a quiet cul-de-sac in the sought after area of Stone Cross. The property has a modern kitchen diner and spacious family living room. There is a well-portioned garden and patio area. In addition to the garage there is parking for at least 2 cars. Situated within walking distance to local shops and amenities. With public transport links close by and Stone Cross primary school and local surgery.

**FOR SALE**  
**FREEHOLD**  
**£395,000**

### Approach

The property is nestled at the end of a cul de sac with block paved driveway providing off road parking for 2 cars, there is a paved pathway to front entrance and Lawn to front and side of the property and gate providing access to the side of the property.

### Entrance Hall

Half glazed UPVc door, Solid Oak wood flooring. radiator, pendant light, power points. Consumer unit, stairs to first floor

### Cloakroom

WC. sink set in vanity unit, half tiled walls, radiator, opaque window, solid oak wood flooring.

### Lounge 13'5" x 16'6" (4.10 x 5.03)

Double glazed window to front aspect, solid oak wood flooring, radiator, pendant lighting. power points, aerial point, telephone point, fitted smoke alarm, door to

### Kitchen Diner 16'8" x 8'11" (5.10 x 2.73)

Shaker style modern fitted kitchen with a range of base wall and drawer units with fitted oak work surfaces. Integrated 60/40 Neff fridge freezer and eye level oven and microwave. Integrated Neff dishwasher and Hoover washing machine, Neff induction hob with extractor hood above, integrated wine cooler. butler sink, part tiled walls, fitted spot light, tiled flooring, door to under stairs storage cupboard, radiator, power points. Patio doors to garden.

### Landing

Stairs rising to the first floor with double glazed window to the side aspect. Carpet, access to loft, storage cupboard. A further storage cupboard housing glow worm combo boiler. pendant light

### Bathroom 6'0" x 6'2" (1.85 x 1.89)

White suite with panelled bath and fitted shower. Pedestal hand basin, WC. radiator, opaque double glazed window, extractor fan and vinyl flooring.

### Master Bedroom 9'4" x 11'5" (2.85 x 3.50)

Double glazed window front aspect, radiator, built in wardrobes, laminate flooring, power points and pendant light door to

### En suite 7'4" x 4'5" (2.26 x 1.36)

Built in shower cubicle, with drench shower attachment. WC Sink set on to vanity unit, opaque double glazed window., radiator. shaver point, extractor fan and fitted light.

### Bedroom Two 10'3" x 9'2" (3.14 x 2.80)

Double glazed window to rear aspect, laminate flooring, radiator, built in wardrobe, power points, fitted smoke alarm, pendant light.

### Bedroom Three 6'8" x 7'11" (2.04 x 2.42)

Double glazed window to the front aspect, carpet, radiator, power points and pendant light.

### Garage

Garage with an up and over door with power and light, with mezzanine level.

### Garden

Step out from the kitchen on to a paved patio area with a raised lawn. Shrub borders, outside tap and sockets. Wide side access to the front house. Door to the rear of the garage.

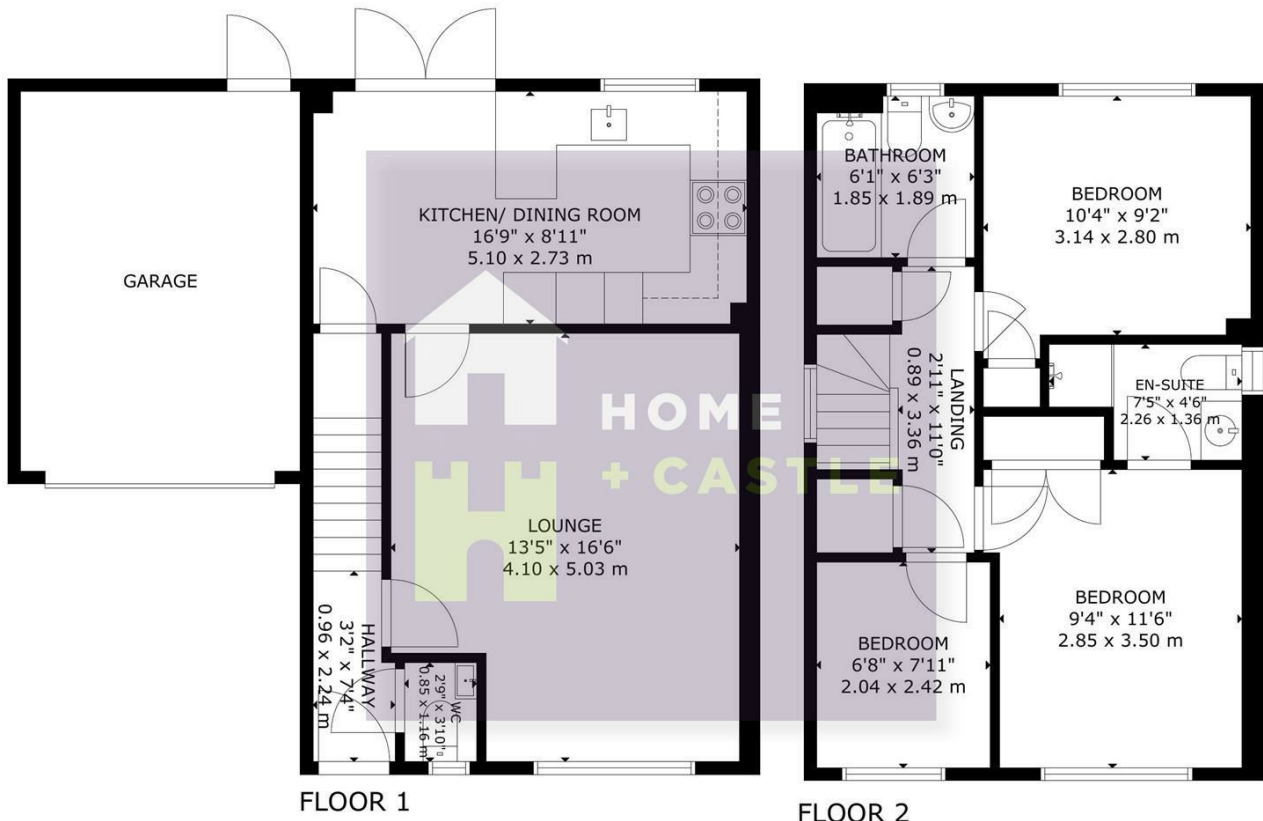
### Additional Information

EPC Rating: C

Council Tax Band: D

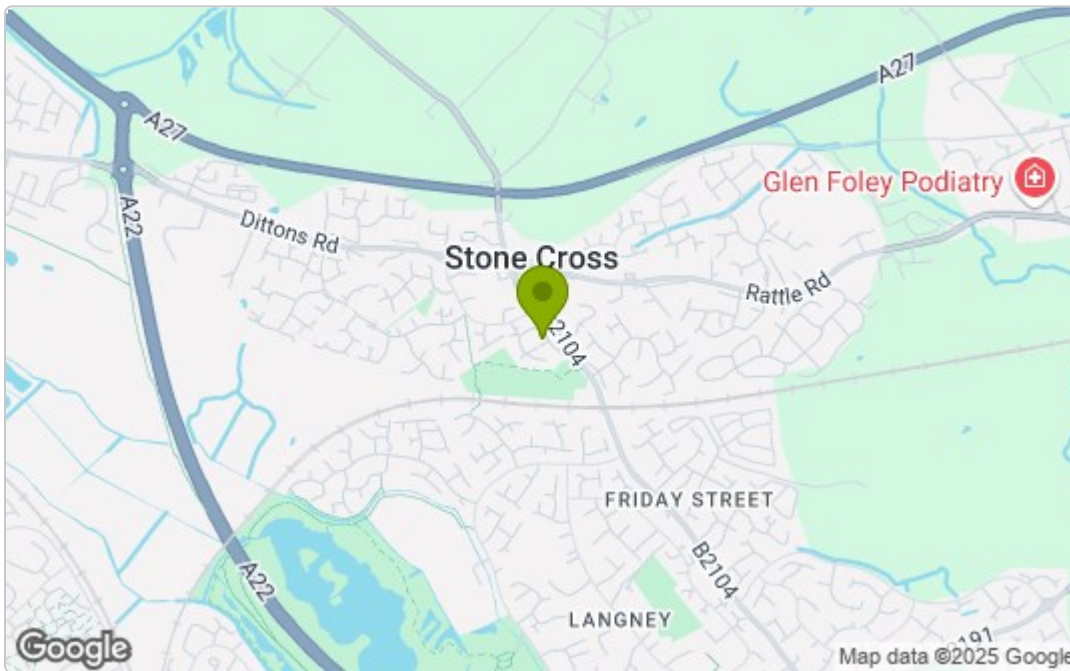
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

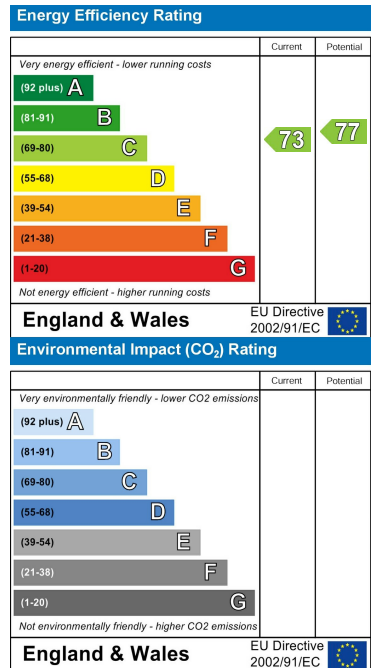


GROSS INTERNAL AREA  
 TOTAL: 80 m<sup>2</sup>/855 sq ft  
 FLOOR 1: 40 m<sup>2</sup>/427 sq ft; FLOOR 2: 40 m<sup>2</sup>/428 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.