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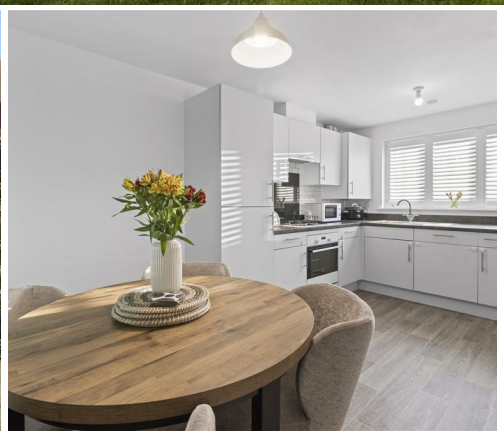
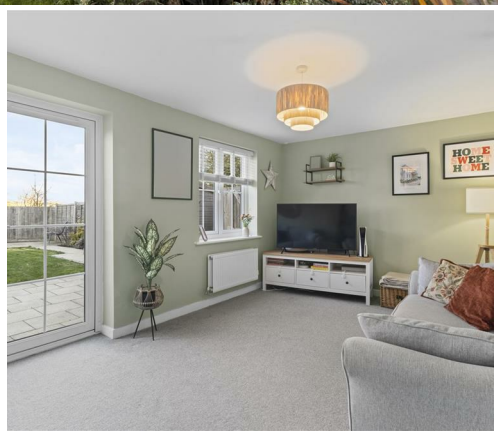




Mallow Drive, Pevensey, BN24 5GR

Freehold | House - Semi-Detached | 4 Bedrooms

A beautifully presented family home that was constructed in 2019. The contemporary and well proportioned accommodation affords four bedrooms including a master en suite bedroom, kitchen diner and ground floor cloakroom. The property also includes two off road parking spaces, good size rear garden and is perfectly situated near the open green space and play park. Mallow Drive is situated on the border of Stone Cross and Westham, both of which have schools, amenities and transport links.

FOR SALE
FREEHOLD
£385,000

Location
Mallow Drive is located close to the ever popular Stone Cross area, which is home to a primary school, shops and pubs. The area also offers great transport links onto the A27, A22 & A259. The nearest train station is Pevensey & Westham, approximately 1 miles away with Polegate train station being 3 miles away. The development is home to a centrally located play park as well as open green space.

Allocated Parking Spaces
To the front of the property there are two allocated parking spaces with a pathway leading to the front door.

Hallway
The double glazed uPVC door opens into the welcoming hallway space, which has an under stairs storage cupboard, radiator, vinyl flooring, ceiling light and powerpoints.

Cloakroom
Toilet, pedestal basin, double glazed window with obscured glass, radiator and ceiling light.

Kitchen Diner 15'5" x 9'7" (4.7 x 2.93)
The fabulous and contemporary kitchen diner has space for dining table, as well as a fully kitted out kitchen. Complete with integrated appliances, including oven, 4 ring gas hob, with concealed extract over, fridge freezer, washing machine and dishwasher. There is a one half bawl stainless sink that's set beneath a double glazed window with views to the open green space. Radiator, power points, two ceiling lights, bespoke window shutters to the front and boiler.

Living Room 16'9" x 10'4" (5.13 x 3.15)
This room is flooded with natural light from glazed patio doors as well as the double glazed window that look out to the rear garden. Carpet, radiator, ceiling light and powerpoints.

First Floor Landing
Carpet, powerpoints and ceiling light.

Bathroom 6'7" x 5'6" (2.03 x 1.69)
A modern and neutrally decorated space with bath, pedestal basin and toilet. Half height tiled walls, vinyl flooring, radiator and ceiling light. Double glazed window with obscured glass and extractor.

Bedroom Three 12'0" x 9'8" (3.67 x 2.97)
A well proportioned room with double glazed window to the front aspect, radiator, carpet, ceiling light and powerpoints.

Bedroom Two 13'8" x 9'8" (4.18 x 2.97)
Double glazed window with views over the rear garden. Radiator, ceiling light, radiator and powerpoints.

Bedroom Four 10'3" x 6'7" (3.13 x 2.03)
An ideal nursery or work from home space that has a double glazed window, radiator, carpet, ceiling light and powerpoints.

Second Floor
A carpeted stairway leads to the second floor landing.

Master Suite

Bedroom One 20'8" x 13'1" maximum of (6.32 x 3.99 maximum of)
A spacious dual aspect master bedroom that has built-in wardrobes fitted with hanging rails and shelving. Double glazed window to the front aspect and a Velux window to the rear. Carpet, ceiling light, powerpoints and loft hatch.

En suite Shower Room 9'4" x 6'0" (2.85 x 1.85)
Fitted with a corner shower cubicle that has a thermostatic shower, toilet and pedestal basin. Half height tiling, Velux window, extractor, radiator and ceiling light.

Rear Garden
Step out from the Living Room onto the paved patio which has a pathway that leads to a further patio area, perfect for alfresco dining and entertaining. There's an array of plants and shrubs as well as a wooden access gate.

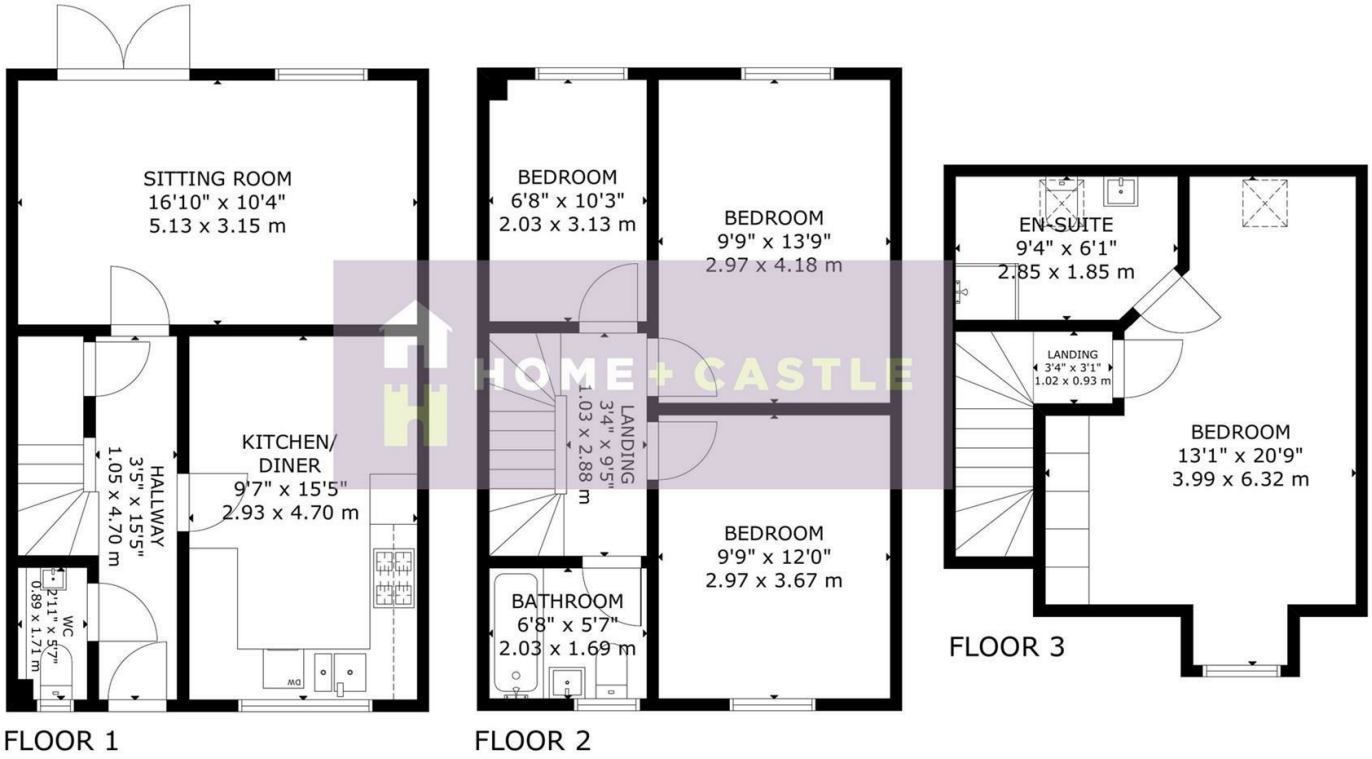
Additional Information
Council Tax Band: D

EPC Rating: B

Estate Charge: £300 per annum.

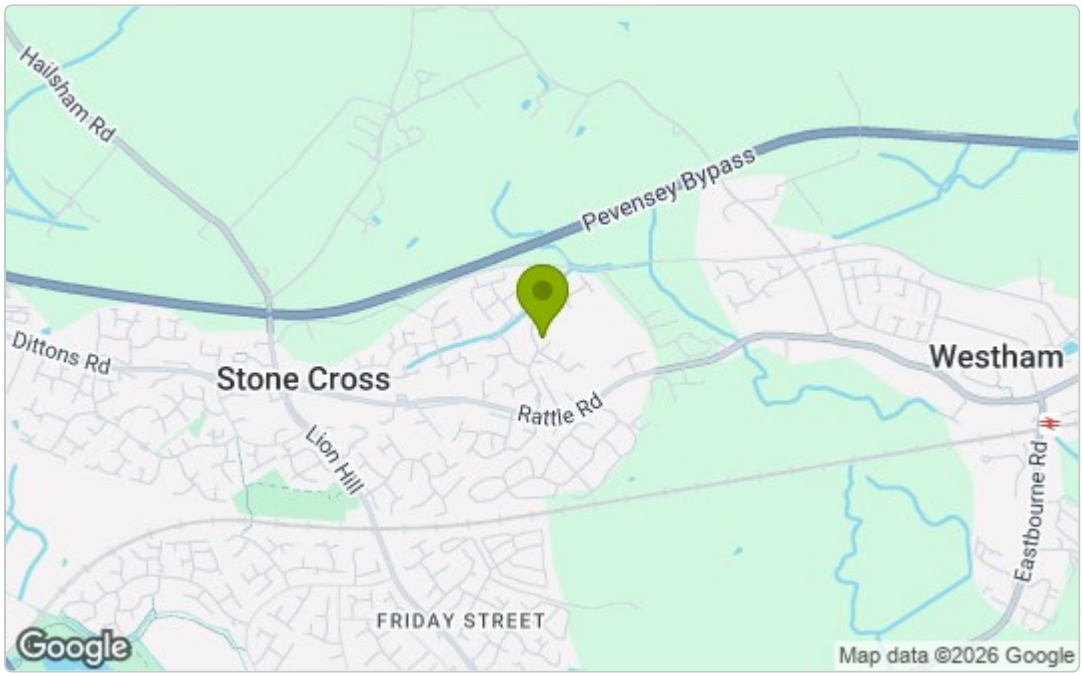
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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

Floor Plan

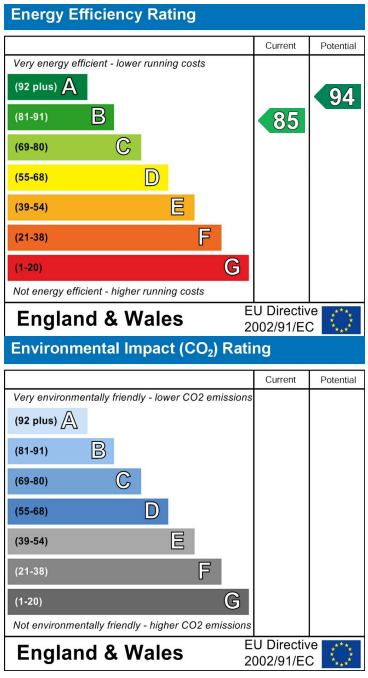


GROSS INTERNAL AREA
TOTAL: 111 m²/1,192 sq ft
FLOOR 1: 41 m²/441 sq ft, FLOOR 2: 41 m²/443 sq ft, FLOOR 3: 29 m²/308 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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 firms employment has the authority to make or give any representation or warranty in respect of the property.