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**Taylor Engley**



**10 Darwell Drive, Stone Cross, Pevensey, East Sussex, BN24 5PG**  
**Guide Price £479,950 Freehold**

An excellent opportunity arises to acquire this CHAIN FREE well presented and DECEPTIVELY SPACIOUS FOUR BEDROOMED DETACHED HOME in a cul-de-sac location in this sought after area of Stone Cross. This well presented home offers spacious sitting room with extended kitchen/dining room with integrated appliances, ground floor study (formerly part of garage) and an additional ground floor cloakroom. The first floor offers master bedroom with en-suite shower room, three further bedrooms with two of the bedrooms enjoying Downland views and a family bathroom. The property also offers parking for two vehicles to front and south facing gardens to rear with views towards the South Downs. EPC = C





**The property is situated within close proximity to local shops and amenities in nearby Adur Drive whilst schools for most age groups are within close proximity. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately five miles distant.**

**\* ENTRANCE HALL \* CLOAKROOM \* STUDY \* SITTING ROOM \* KITCHEN/DINING ROOM \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* THREE FURTHER BEDROOMS \* BATHROOM/WC \* DRIVEWAY PARKING FOR TWO VEHICLES \* SOUTH FACING REAR GARDEN \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Oak flooring, dado rail, inset spotlighting, personal door to remainder of garage, stairs to first floor landing.

### Cloakroom/Wc

Low level wc, hand wash basin, radiator, Oak flooring, part tiled walls, upvc obscure window to side.

### Study

11'1 x 8'3 (3.38m x 2.51m)  
(Previously part of integral garage)  
Power and light.

### Sitting Room

15'1 x 12' (4.60m x 3.66m)  
Double glazed windows to front, laminate flooring, radiator, telephone point, television point.

### Open Plan Kitchen/Dining Room

25'1 x 9'7 (7.65m x 2.92m)  
Recently re-fitted with a comprehensive range of matching eye and base level units with complimentary worktop surfaces, double glazed windows to rear, French doors leading to rear garden, inset spotlighting, coved ceiling, radiator, tiled floor, complimentary wall tiling, integrated dishwasher, electric oven, space and plumbing for washing machine, space for fridge freezer, four burner AEG induction hob with extractor hood above, stainless steel sink unit, breakfast bar.

Stairs from hall to:

### First Floor Landing

Loft access with retractable ladder, dado rail.

### Master Bedroom

13'2 x 10'9 + door recess (4.01m x 3.28m + door recess)  
Double glazed windows to front, built-in mirrored fronted wardrobes, radiator, dado rail, door leading to en-suite shower room.

### En-Suite Shower Room

9'9 x 3'3 (2.97m x 0.99m)  
Double deep shower cubicle with chrome head, wash hand basin with vanity unit, wc, tiled flooring, double glazed obscure window to side, inset spotlighting, chrome heated towel rail.

### Bedroom 2

13'7 x 9' + door recess (4.14m x 2.74m + door recess)  
Double glazed windows to front, built-in mirror fronted wardrobes, radiator.

### Bedroom 3

9'9 x 9'1 (2.97m x 2.77m)  
(Currently used as study)  
Double glazed windows to rear with far reaching views to the South Downs.

### Bedroom 4

8'10 x 8'5 + wardrobes (2.69m x 2.57m + wardrobes)  
Window to rear with far reaching views.

### Bathroom

6'4 x 6' (1.93m x 1.83m)  
Modern suite comprising panelled bath with chrome mixers and shower attachment over, pedestal wash hand basin with chrome monobloc mixer, dual flush wc, chrome heated towel rail, fully tiled walls, obscure window to rear.

### Remaining Garage Space

With up and over door, power and light, storage space.

### South Facing Rear Garden

Being a particular feature of the property having large sandstone patio area leading to area principally laid to lawn, far reaching views towards the South Downs, close board fencing surrounding mature trees, shrubs and gated side access.

### COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council - Currently £3,012.16 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

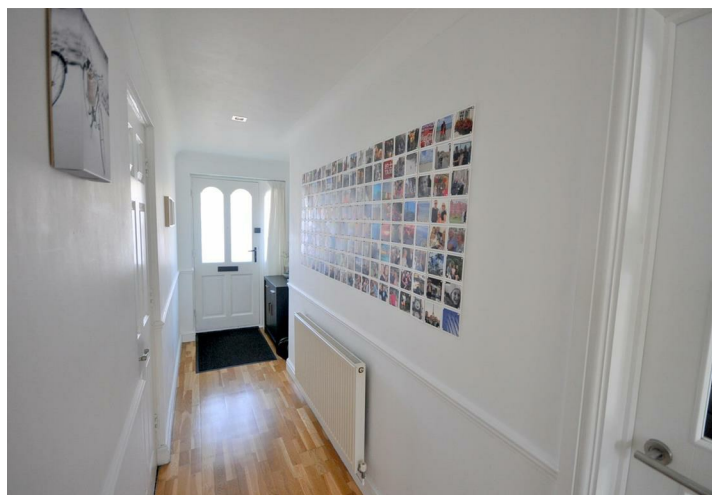
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

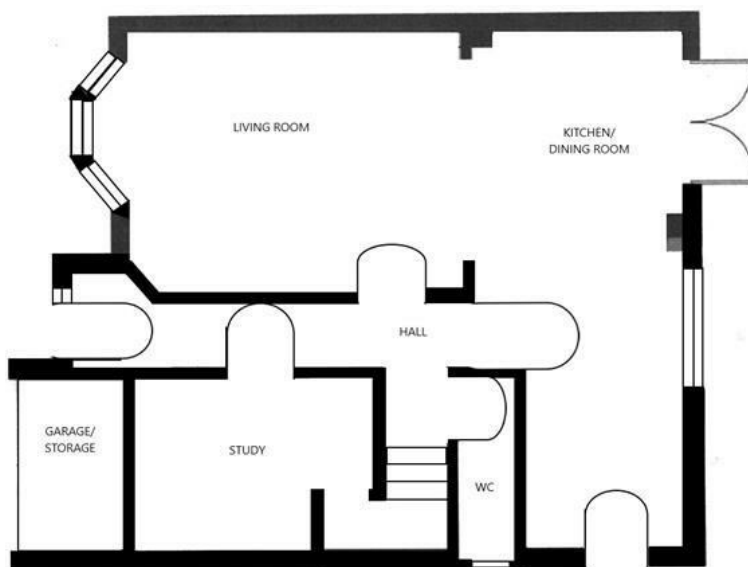
### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

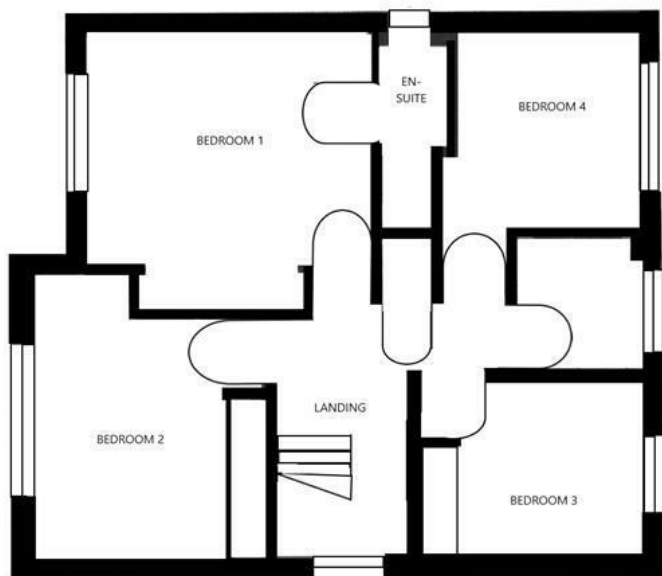
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.

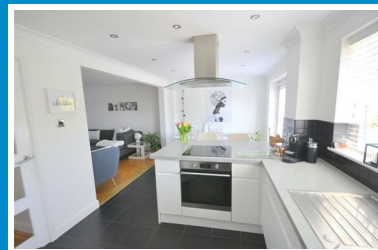




GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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