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25 Cuckmere Drive, Stone Cross, Pevensey, East Sussex, BN24 5PT

Guide Price £375,000 Freehold

Taylor Engley are delighted to offer to the market this **ATTRACTIVE THREE BEDROOMED DETACHED HOME**, located in the popular Stone Cross area. The property is considered to provide ideal family accommodation and has the benefit of gas fired central heating and double glazed windows. Features include a sitting room/dining room, conservatory, principal bedroom with en-suite and a family bathroom. Outside there are established gardens and a garage with a driveway car parking space to front. The property is offered to the market Chain Free.



Local schools can be found within the Stone Cross and Langney area and local shops are also available within the Stone Cross area. The Langney Shopping Centre is approximately one and a quarter miles distant whilst Eastbourne's town centre is approximately five miles distant offering a comprehensive range of shopping facilities and mainline railway station.

*** POPULAR STONE CROSS LOCATION * IDEAL FAMILY ACCOMMODATION * SITTING ROOM/DINING ROOM * CONSERVATORY * THREE BEDROOMS * PRINCIPLE BEDROOM WITH EN-SUITE * FAMILY BATHROOM * ESTABLISHED GARDENS * GARAGE WITH DRIVEWAY CAR PARKING SPACE TO FRONT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, central heating thermostat, understairs storage cupboard/cloaks cupboard.

Cloakroom/wc

Pedestal wash hand basin with tiled splashback, radiator, circular window to front.

Sitting Room

15'11 max x 10'9 max (4.85m max x 3.28m max)

Mock fireplace with fitted electric fire, radiator, outlook to front.

Wide archway opening to:

Dining Room

10'5 max x 8'9 max (3.18m max x 2.67m max)

Radiator, connecting door to kitchen and patio door opening to conservatory.

Conservatory

10'1 max x 9'7 max (3.07m max x 2.92m max)

Ceiling light/fan, double doors opening to rear garden.

Kitchen

10'3 max x 9'1 max (3.12m max x 2.77m max)

(Maximum measurements including depth of fitted units).

Comprises single drainer one and a half bowl sink unit with mixer tap, range of base and wall mounted cupboards, work surface with tiled splashback, Electrolux under counter electric oven, Electrolux four burner gas hob with extractor fan over, space and plumbing for dishwasher, space and plumbing for washing machine, Glow Worm gas fired boiler and central heating programmer, consumer unit, radiator, connecting door to hall, outlook to rear and door to side.

Stairs rising from entrance hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

12'9 max x 9'4 (3.89m max x 2.84m)

(9'4 to cupboard front extending to 11'4 max wall to wall).

Two double fitted wardrobe cupboards with dressing table and wall mounted cupboards between, radiator, outlook to front.

En-Suite Shower Room

Tiled shower cubicle with Aqualisa shower unit, shower curtain, pedestal wash hand basin with tiled splashback, low level wc, radiator, shaver point, window to side.

Bedroom 2

11'1 max x 10'1 max (3.38m max x 3.07m max)

Radiator, outlook to rear.

Bedroom 3

10'7 max x 7' max (3.23m max x 2.13m max)

Radiator, window to rear.

Family Bathroom

Bath with mixer tap and shower attachment, tiled surround, pedestal wash hand basin with tiled splashback, low level wc, radiator, airing cupboard housing cylinder and shelving.

Outside

Front Garden

Having lawnd area mature trees and shrubs.

Rear Garden

Patio area to immediate rear, outside tap, retainer wall, area of lawn, established trees and shrubs, gate to side.

Garage

16'7 max x 8'6 max (5.05m max x 2.59m max)

(Maximum measurements including depth of internal pillars and fittings).

Light and power, pitched roof, up and over door to front.

Driveway Car Parking Space

To front of garage.

COUNCIL TAX BAND:

Council Tax Band - 'D' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

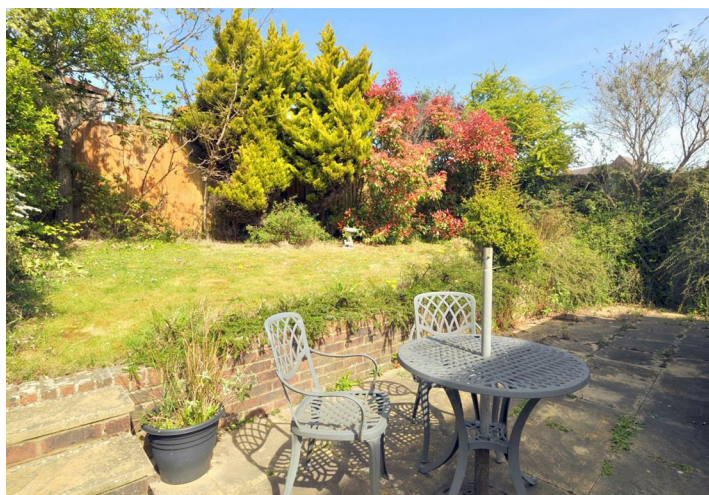
www.checker.ofcom.org.uk

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 ENGLEY.



GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

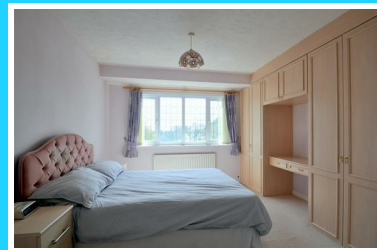


GARAGE
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given.
Made with Metropix 62025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales		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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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