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**Taylor Engley**



**85 Wood Sage Way, Stone Cross, Pevensey, East Sussex, BN24 5FT**

**Guide Price £215,000 Leasehold**

**An exciting opportunity has arisen to acquire this IMMACULATELY PRESENTED ONE BEDROOMED GROUND FLOOR APARTMENT, located in the popular Stone Cross area. The property is noted to benefit from spacious open plan living/dining area, fitted kitchen, double aspect bedroom, bathroom, gas fired central heating, double glazed windows, private gardens and driveway parking. EPC=B**





**The Mill Valley development in the favoured Stone Cross area being approximately one mile distant from Pevensy and Westham village and Pevensy and Westham mainline railway station. The Langney Shopping Centre is approximately one and a half miles distant whilst Eastbourne's town centre which offers a range of comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately five miles distant.**

**\* POPULAR MILL VALLEY DEVELOPMENT \* IMMACULATLY PRESENTED \* FITTED KITCHEN \* SPACIOUS LIVING/DINING AREA \* BATHROOM \* PRIVATE GARDEN \* DRIVEWAY PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \***



## The accommodation

Comprises:

Private front door opening to:

### Hall

Radiator, large storage cupboard housing consumer unit, further storage cupboard.

### Living/Dining Room

13'10 x 11'6 (4.22m x 3.51m)

Double doors opening to rear garden, window to side, neutral decor, two radiators.

### Fitted Kitchen

16'7 x 8'8 (5.05m x 2.64m)

Range of base and wall units, stainless steel one and a half bowl sink with mixer tap, work top surfaces, four ring gas hob with extractor over, electric oven, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, cupboard housing Ideal boiler, window.

### Bedroom

16'7 x 11'6 (5.05m x 3.51m)

Window to front and side, neutral decor, radiator.

### Bathroom

Bath with shower over, low level wc, wash basin with mixer tap, extractor fan, radiator, window.

### Outside

#### Rear Garden

Patio area to immediate rear, level lawn, shed.

#### Allocated Parking Space

One allocated car parking space located to the front of the property.

### N.B

999 year lease term from 29 May 2018 - 01 Jan 3017

Annual Service Charge £713.41 for period 01/01/25

-31/12/25 (to include building insurance)

Ground Rent: £150 per annum for period 01/01/25 - 31/12/25

(All details concerning the terms of the lease and outgoings, are subject to verification).

### COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council.

### 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)

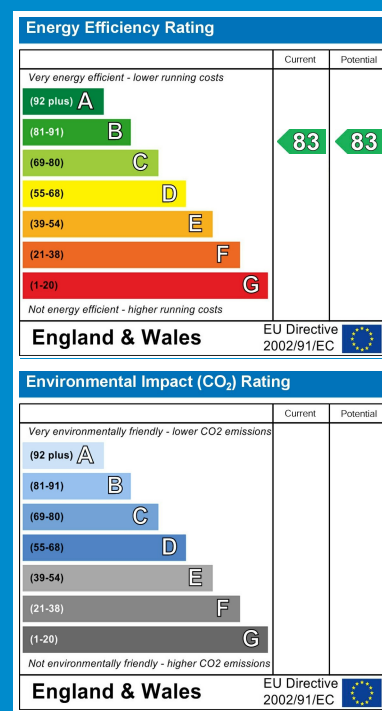
### FOR CLARIFICATION:

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 ENGLEY.





**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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