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est. 1978

**Taylor Engley**



**1 Nutley Mill Road, Stone Cross, Pevensey, East Sussex, BN24 5PD**

**Offers In Excess Of £499,950 Freehold**

Located in the favoured Stone Cross area, this splendid detached house offers a perfect blend of comfort and modern living. With **FOUR BEDROOMS AND THREE BATHROOMS**, this property is ideal for families seeking space and tranquillity. The property is extremely energy efficient and benefits from 13 solar panels with a Tesla Powerwall 2 battery, capacity 13.50 KW fitted within the last 5 years, a Vaillant Eco condensing boiler installed approximately 3 years ago and all of the windows have been replaced within the last 5 years. Far reaching **VIEWS OVER EASTBOURNE TO THE SOUTH DOWNS** can be enjoyed to the rear and views of the windmill can be enjoyed from the front. **GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC - TBC**





**\* ENTRANCE HALL \* CLOAKROOM/WC \* LOUNGE \* DINING ROOM \* KITCHEN/BREAKFAST ROOM  
 \* UTILITY ROOM \* STUDY/FURTHER UTILITY ROOM \* FOUR BEDROOMS - TWO WITH EN-SUITE  
 SHOWER ROOMS \* FAMILY BATHROOM \* LARGE GARAGE \* GARDENS \***





## ENTRANCE HALL

Understairs storage cupboard with light, radiator.

## CLOAKROOM/WC

White suite comprising low level WC, washbasin with cupboards below, double glazed window to front, radiator.

## LOUNGE

15'7" x 11'1" (4.75m x 3.38m)

Double aspect room, with double glazed windows to front and side, radiator, feature fireplace with inset Optimist electric fire.

## DINING ROOM

9'1" x 8'10" (2.77m x 2.69m)

Radiator, double glazed windows and door opening in to the rear garden.

## KITCHEN/BREAKFAST ROOM

11'5" x 10' (3.48m x 3.05m)

Fitted with a range of wooden fronted cupboards and drawers, built-in Bosch gas hob with extractor hood over, integral dishwasher, one and a half bowl sink unit, worksurfaces, AEG built-in double oven, integral fridge, radiator, double glazed window overlooking the rear garden.

## UTILITY ROOM

8' x 6' (2.44m x 1.83m)

Fitted with a range of built-in cupboards and drawers, integral Bosch freezer, worksurfaces, sink unit, space and plumbing for washing machine, wall mounted Vaillant gas boiler, door to garden, radiator.

## STUDY/FURTHER UTILITY ROOM

9'6" x 7'5" (2.90m x 2.26m)

(Please note this has been converted from part of the garage). Door to garage.

From the entrance hall stairs rise to the first floor landing with hatch to loft space, airing cupboard housing Vaillant hot water cylinder (replaced approximately three years ago).

## BEDROOM ONE

11'6" x 10'6" (3.51m x 3.20m)

Radiator, built-in wardrobe cupboards, double glazed window with views over the windmill to front.

## EN-SUITE SHOWER ROOM

Suite comprising washbasin with cupboards below, low level wc, shower, heated towel rail, double glazed window to front, extractor fan.

## BEDROOM TWO

15' narrowing to 9' x 10'9" (4.57m narrowing to 2.74m x 3.28m)

Double glazed window to rear enjoying far reaching views

across to the South Downs, radiator, built-in wardrobe cupboard.

## EN-SUITE SHOWER ROOM

White suite comprising washbasin with cupboards below, low level WC, large shower, heated towel rail, double glazed window to front, built-in storage cupboard, extractor fan.

## BEDROOM THREE

10'7" x 8'11" max (3.23m x 2.72m max)

Built-in wardrobe cupboard, radiator, double glazed window with far reaching views to rear.

## BEDROOM FOUR

6'10" x 7'1" (2.08m x 2.16m)

Radiator, double glazed window with far reaching views to rear.

## FAMILY BATHROOM

White suite comprising washbasin with cupboards below, bath with shower over, low level wc, heated towel rail, double glazed window to side, extractor fan.

## GARAGE AND PARKING

17'8" x 18'10" narrowing to 8'11" (5.38m x 5.74m narrowing to 2.72m)

Driveway leading to the garage with two up and over doors to front, power and light, door to garden, fitted cupboards.

## GARDENS

Patio areas, lawned areas, mature shrubs and trees, timber shed, outside tap, gate to front, south westerly facing.

## 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)

## COUNCIL TAX BAND:

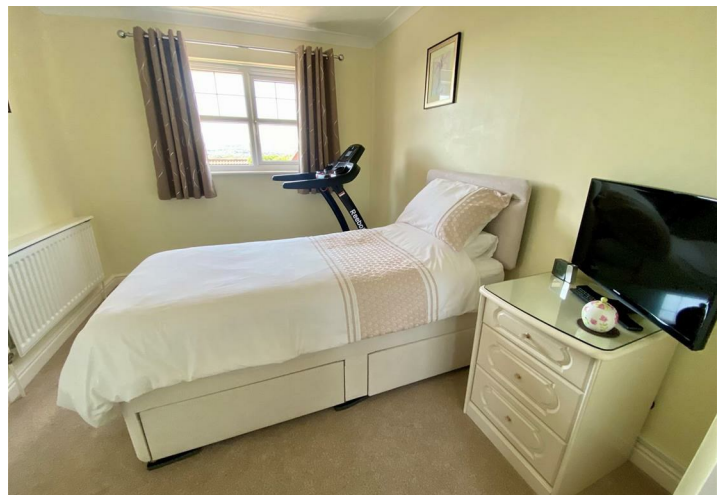
Council Tax Band E.

## 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.





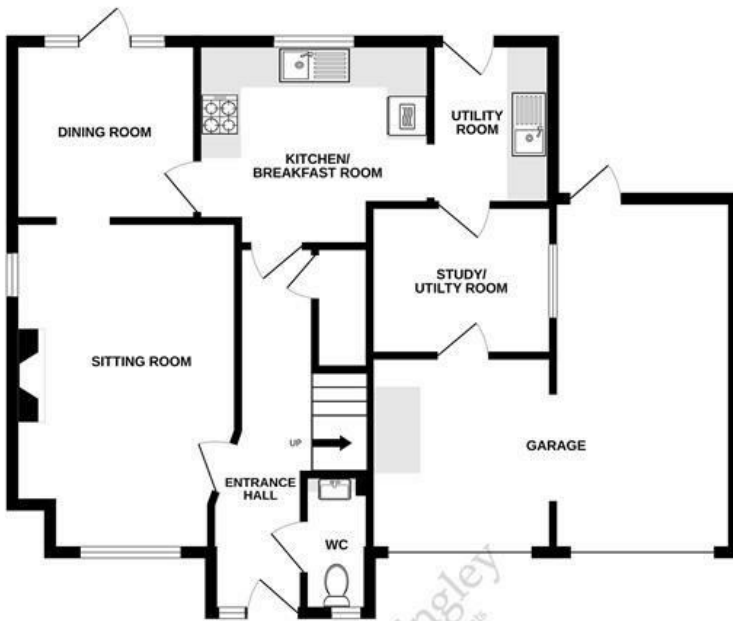








GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.

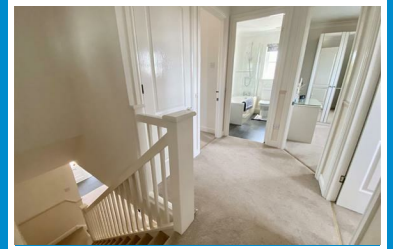


1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (133.9 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 6/2025



#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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