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est. 1978

**Taylor Engley**



**4 Sorrel Place, Stone Cross, Pevensey, BN24 5GU**  
**Price £335,000 Freehold**

**Taylor Engley are pleased to bring to the market this three bedroom semi detached house located in a pleasant cul-de-sac location. The property offers modern living accommodation with the benefit of an EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM, DRIVEWAY WITH TWO PARKING SPACES, DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. EPC = B**





**\* ENTRANCE HALL \* CLOAKROOM/WC \* LOUNGE \* KITCHEN/DINER \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* TWO FURTHER BEDROOMS \* FAMILY BATHROOM \* DRIVEWAY PARKING \* GARDEN \***





## **FRONT DOOR TO:**

### **ENTRANCE HALL**

Radiator.

### **CLOAKROOM/WC**

White suite comprising low level wc, washbasin, radiator, double glazed window to front.

### **LOUNGE**

14'3 x 12'2 max (4.34m x 3.71m max)

Double glazed window to front, radiator, understairs storage cupboard.

### **KITCHEN/DINER**

15'4 x 8'9 (4.67m x 2.67m)

Fitted with a range of built-in cupboards and drawers, space for fridge freezer, built-in electric oven and gas hob with extractor hood over, space for washing machine and tumble dryer, work surfaces, sink unit, cupboard housing Ideal gas boiler, double glazed window and French doors to the rear garden.

From the entrance hall, stairs rise to the first floor landing with hatch to loft space and built-in storage cupboard.

### **BEDROOM ONE**

12'1 x 9'5 max (3.68m x 2.87m max)

Double glazed window with outlook to front, radiator, built-in wardrobe cupboard.

### **EN-SUITE SHOWER ROOM**

White suite comprising low level wc, corner shower unit, washbasin, double glazed window to front, radiator.

### **BEDROOM TWO**

8'9 x 7'7 (2.67m x 2.31m)

Radiator, double glazed window to rear.

### **BEDROOM THREE**

7'6 x 6'11 (2.29m x 2.11m)

Double glazed window with outlook to rear, radiator.

## **BATHROOM**

White suite comprising low level wc, washbasin, bath, radiator.

## **GARDEN**

Patio area, decked area, lawn, outside tap, gate to front.

## **PLEASE NOTE:**

We have been advised that the current estate charge is £350.25.

(All details concerning the outgoings are subject to verification).

## **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 D.

## **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**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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 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.

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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