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Taylor Engley









7 Mallow Drive, Stone Cross, Pevensey, East Sussex, BN24 5GQ
Guide Price £385,000 Freehold

An excellent opportunity to purchase this WELL PRESENTED THREE BEDROOMED DETACHED HOME, in this favoured Stone Cross location. The property benefits from spacious living room, kitchen dining room, master bedroom with en-suite shower room/wc and is considered to be in excellent decorative order throughout. Additionally the property offers parking for two vehicles to the front with spacious secluded landscaped gardens to rear.



The Mill Valley development is located in the favoured Stone Cross area being approximately one mile distant from Westham Village and Pevensey/Westham railway station. The Langney Shopping Centre is approximately one and a half miles distance whilst Eastbourne's town centre which offers a comprehensive a comprehensive range of shopping facilities and mainline railway station is approximately five miles distant.

*** ENTRANCE HALL * LOUNGE * KITCHEN/DINING ROOM * UTILITY ROOM * CLOAKROOM/WC * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * TWO FURTHER BEDROOMS * FAMILY BATHROOM * DRIVEWAY PARKING * LANDSCAPED GARDENS TO REAR ***





ENTRANCE HALL
With radiator and access doors to ground floor principal rooms

CLOAKROOM/WC
With a white suite comprising low level wc, pedestal hand wash basin with tiled splashback, extractor

SITTING ROOM
18'7 x 10'3 (5.66m x 3.12m)
With upvc windows to front and French doors to side providing access to rear garden, television point, radiator.

KITCHEN/DINING ROOM
18'6 x 11'10 (5.64m x 3.61m)
With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset one and half bowl sink unit. Four burner gas hob with electric oven below. Space and plumbing for dish washer and fridge freezer. Spacious dining area with upvc windows to front and side.

UTILITY ROOM
6'3 x 5'2 (1.91m x 1.57m)
With upvc windows to side and external door to side providing access to rear garden. Wall mounted Ideal combination boiler for the provision of gas fired central heating and domestic hot water.

LANDING
Stairs from hallway to first floor landing

BEDROOM ONE
19'0 maximum x 10'5 (5.79m maximum x 3.18m)
Being dual aspect with upvc windows to front and side, radiator

EN SUITE SHOWER ROOM/WC
7'1 x 3'10 (2.16m x 1.17m)
With a white suite comprising fully tiled double shower enclosure, dual flush wc, pedestal hand wash basin with chrome fitments and tiled splashback, chrome heated towel rail extractor ,

BEDROOM TWO
10'8 x 8'5 (3.25m x 2.57m)
Being dual aspect upvc windows to rear and side, radiator.

BEDROOM THREE
9'3 x 7'7 (2.82m x 2.31m)
Double glazed window with outlook to side, radiator.

FAMILY BATHROOM/WC
7'2 x 6'2 (2.18m x 1.88m)
White suite comprising low level WC, washbasin, bath, radiator, double glazed window to front, extractor fan.

DRIVEWAY PARKING
For two vehicles (front to back) access via rear gate in the garden or from the front

LANDSCAPED GARDENS
Recently landscaped with small area laid to artificial lawn with decorative paving throughout with brick walls to sides and close boarded fencing to rear

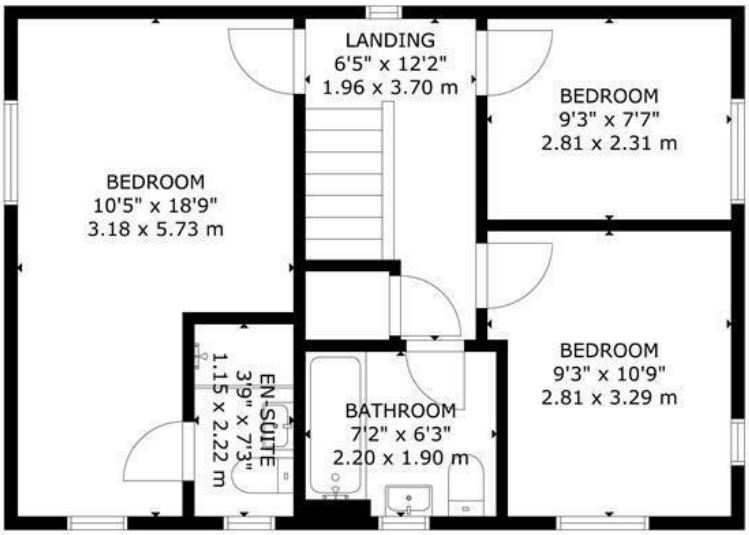
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band -

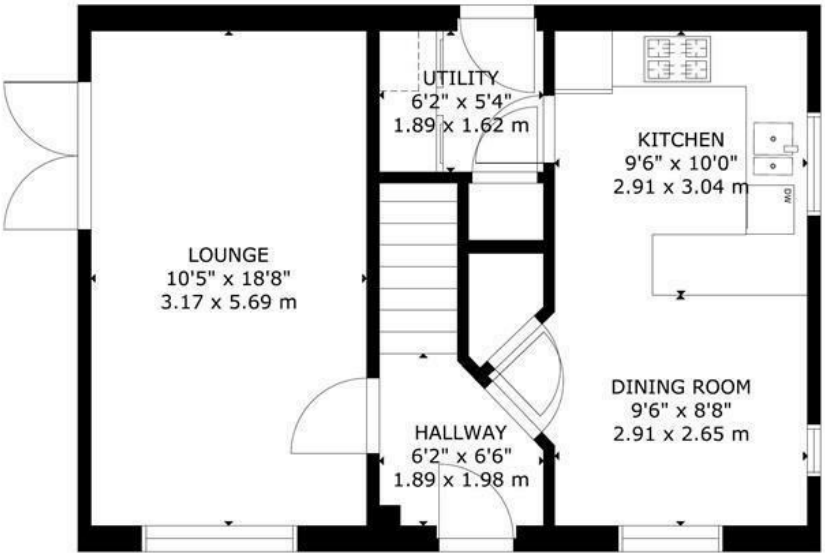
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.







FLOOR 2



FLOOR 1

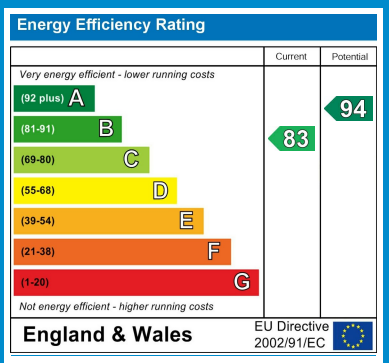
GROSS INTERNAL AREA
TOTAL: 94 m²/1,010 sq ft
FLOOR 1: 47 m²/504 sq ft, FLOOR 2: 47 m²/506 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

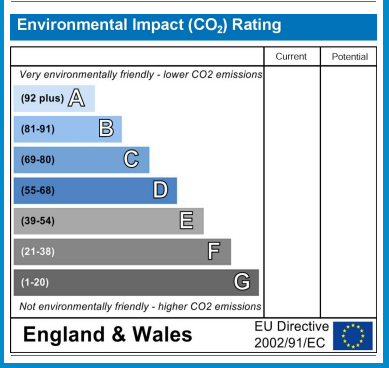












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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