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Taylor Engley



68 Mallow Drive, Stone Cross, Pevensey, East Sussex, BN24 5GR

Price Guide £324,950 Freehold

An excellent opportunity to purchase this WELL PRESENTED THREE BEDROOMED SEMI-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 lawned gardens to rear.



The Mill Valley development is located in the favoured Stone Cross area approximately one mile distant from Westham village and Pevensey/Westham railway station. Langney Shopping Centre is approximately one and a half miles distant. Local schools for most age groups are within close proximity whilst Eastbourne's town centre with it's comprehensive shopping facilities, theatres and seafront is approximately five miles distant.

*** ENTRANCE HALL * CLOAKROOM/WC * LIVING ROOM * KITCHEN/DINING ROOM/WC * LANDING *
 MASTER BEDROOM WITH EN-SUITE * TWO FURTHER BEDROOMS * FAMILY BATHROOM *
 DRIVEWAY PARKING FOR TWO VEHICLES * SECLUDED LAWNED GARDENS TO REAR ***



The accommodation

Comprises:

Front door opening to:

ENTRANCE HALL

With concealed radiator, Openreach/BT telephone socket.

CLOAKROOM/WC

With a white suite comprising low level wc.

LIVING ROOM

14'4 x 12'0 (4.37m x 3.66m)

With upvc windows to front, radiator, television point, built-in understairs storage cupboard.

KITCHEN/DINING ROOM

15'4 x 9'0 (4.67m x 2.74m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset one and a half bowl single drainer stainless steel sink unit, part tiled walls, concealed Ideal combination gas boiler for the provision of gas fired central heating and domestic hot water, space for fridge freezer, space and plumbing for washing machine, built-in oven with four burner gas hob with extractor above. Double casement doors to rear providing access to rear garden.

Stairs rising from hall to:

FIRST FLOOR LANDING

Hatch to loft, airing cupboard housing space for condensing tumble dryer

MASTER BEDROOM

11'10 x 9'7 (3.61m x 2.92m)

Upvc windows to front, radiator, built-in wardrobe.

EN-SUITE SHOWER ROOM/WC

6'5 maximum x 5'4 (1.96m maximum x 1.63m)

With a white suite comprising fully tiled shower cubicle with thermostatic shower unit over, pedestal wash hand basin, dual flush wc.

BEDROOM TWO

8'10 x 7'7 (2.69m x 2.31m)

With upvc windows to rear overlooking rear garden and woodland beyond.

BEDROOM THREE

7'8 x 6'2 (2.34m x 1.88m)

With upvc windows to rear overlooking rear garden and woodland beyond.

FAMILY BATHROOM/WC

6'0 x 5'7 (1.83m x 1.70m)

Contemporary white suite comprising panelled bath with chrome fittings, dual flush wc, pedestal wash hand basin with chrome fittings, part tiled walls, extractor with isolator switch, heated towel rail.

OUTSIDE

LAWNED GARDENS TO REAR

Elevated decking area leading to area principally laid to lawn with close board fencing to sides and rear with additional decking seating area to rear.

DRIVEWAY PARKING TO FRONT

For two vehicles.

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

OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

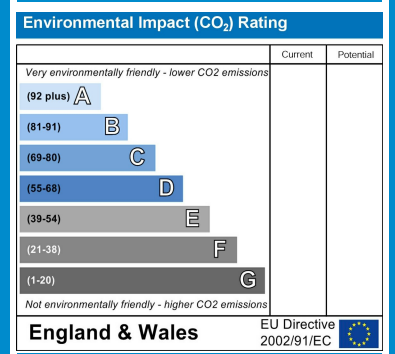
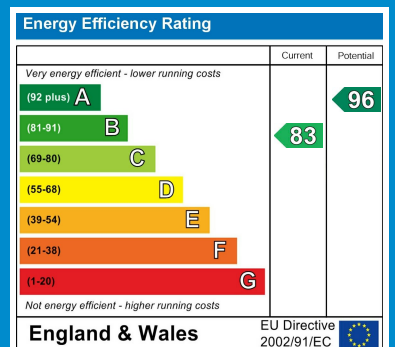
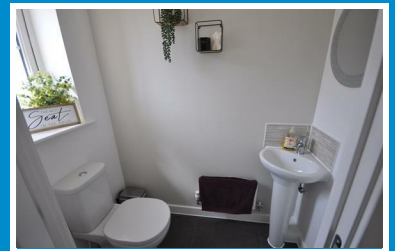
VIEWING ARRANGEMENTS:

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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