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**Taylor Engley**



**6 Sorrel Place, Stone Cross, Pevensey, East Sussex, BN24 5GU**

**Price Guide £367,000 Freehold**

**Taylor Engley are pleased to bring to the market this well presented three bedroom detached house, situated in a desirable location, at the end of a cul-de-sac with a pleasant outlook. The modern, light and airy living accommodation, features a spacious double aspect open plan kitchen diner, lounge with doors opening into the garden and a master bedroom with an en-suite shower room. \* DRIVEWAY PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* PLEASANT VIEWS \* VENDORS MAY BE ABLE TO BREAK THE CHAIN \* EPC = B**



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



## ENTRANCE HALL

Radiator.

## LOUNGE

18'8 x 10'5 (5.69m x 3.18m)

Double aspect room with double glazed window to front and French doors to the garden, two radiators, television point.

## KITCHEN/DINER

18'8 x 9'6 (5.69m x 2.90m)

The kitchen area is fitted with a range of built-in cupboards and drawers, space for dishwasher, built-in electric oven and gas hob with extractor hood over, one and a half bowl sink unit, worksurfaces, space for fridge freezer, double glazed windows to side and front, two radiators.

## UTILITY ROOM

6'2 x 5'4 (1.88m x 1.63m)

Space and plumbing for washing machine and tumble dryer, built-in cupboards, worksurfaces, cupboard housing Ideal wall mounted boiler, door to garden, radiator.

## CLOAKROOM/WC

White suite comprising WC, washbasin, radiator and extractor fan.

From the entrance hall, stairs rise to the first floor landing with double glazed window to rear, radiator, airing cupboard.

## BEDROOM ONE

18'9 x 10'5 narrowing to 6'2 (5.72m x 3.18m narrowing to 1.88m)

Double aspect room with double glazed windows to front and side, radiator, television point.

## EN-SUITE SHOWER ROOM

White suite comprising low level WC, washbasin, large shower, radiator, double glazed window to front, extractor fan.

## BEDROOM TWO

10'9 x 9'3 (3.28m x 2.82m)

Double aspect room, with double glazed windows to front 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

White suite comprising low level WC, washbasin, bath, radiator, double glazed window to front, extractor fan.

## DRIVEWAY

Driveway parking for two vehicles. Electric charging point.

## GARDEN

Mainly laid to lawn, with two patio areas, raised flower beds, timber shed, outside tap, gate to side.

## ESTATE CHARGE

We have been advised that the current annual estate charges are £350.

(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.

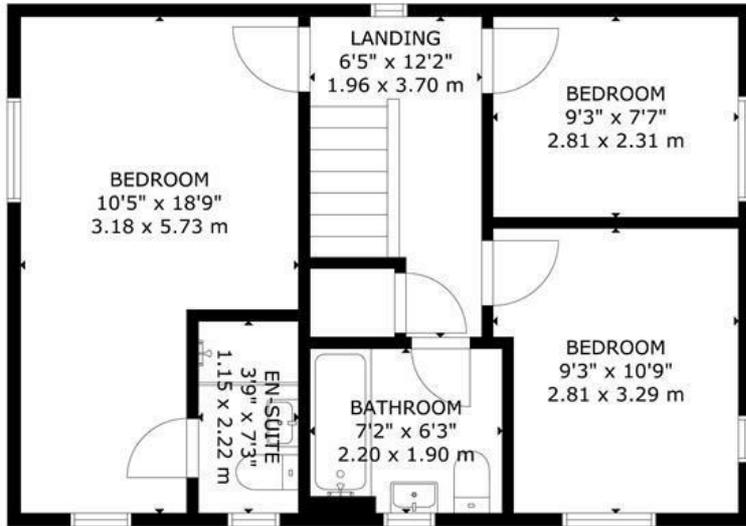
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.

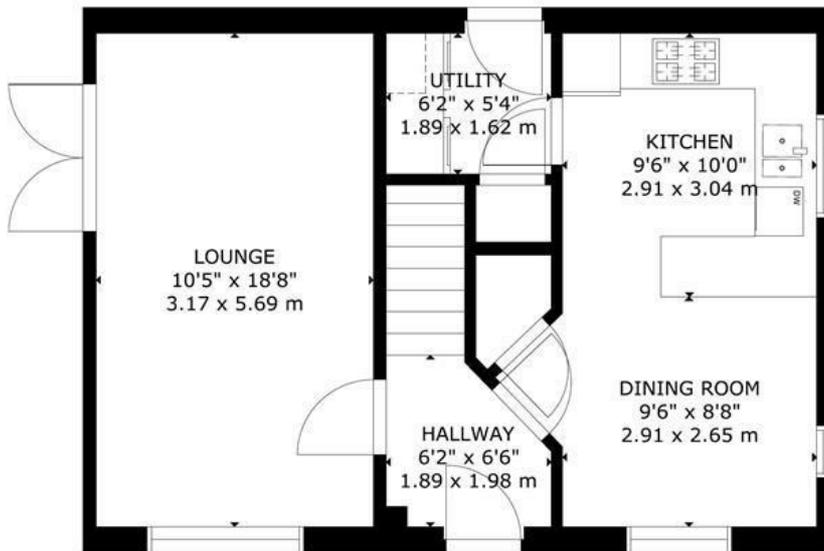








FLOOR 2



FLOOR 1

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(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		
		EU Directive 2002/91/EC
<b>England &amp; Wales</b>		

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		
		EU Directive 2002/91/EC
<b>England &amp; Wales</b>		

**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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