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Taylor Engley



The Croft Dittons Road, Stone Cross, Pevensey, East Sussex, BN24 5ET

Guide Price £579,950 Freehold

An excellent opportunity to purchase this **UNIQUE THREE/FOUR BEDROOMED CHALET STYLE HOME**, in this favoured elevated location within Stone Cross. The property offers versatile and spacious accommodation throughout and benefits from gas fired central heating, sealed unit double glazing with extensive gardens to rear and ample parking to front. The property additionally offers refitted kitchen/breakfast room with separate utility room, recent installed Vaillant gas boiler and is considered in good decorative order throughout



**ENTRANCE PORCH * HALLWAY * SITTING ROOM * DINING ROOM * STUDY/FAMILY ROOM *
REFITTED KITCHEN/BREAKFAST ROOM * UTILITY ROOM * SEPARATE LOUNGE * MASTER
BEDROOM * BEDROOM TWO WITH EN-SUITE FACILITIES * TWO FURTHER BEDROOMS * FAMILY
BATHROOM * FIRST FLOOR BEDROOM * DRIVEWAY PARKING FOR SEVERAL VEHICLES *
EXTENSIVE GARDENS TO FRONT AND REAR * VACANT POSSESSION OFFERED ***

**The property is conveniently located to local shops in Arun Way whilst Eastbourne town centre with
its mainline railway station, comprehensive shopping facilities theatres and seafront is
approximately four miles distant. There is additional railway stations in Westham and Polegate.**



The accommodation

Comprises:

Front door opening:

ENTRANCE PORCH

With internal door opening to:

HALLWAY

With storage cupboard, radiator.

SITTING ROOM

19'0 x 19'0 (5.79m x 5.79m)

With upvc casement doors to rear providing access to rear garden, understairs storage recess, feature log burning stove.

DINING ROOM

11'7 x 7'8 (3.53m x 2.34m)

With casement doors to sitting room, pine strip flooring.

STUDY/FAMILY ROOM

16'3 x 12'11 (4.95m x 3.94m)

Upvc patio door to rear with adjacent window to rear . Access to rear garden, pine strip flooring, telephone point.

LOUNGE/BEDROOM ONE

16'3 x 9'9 (4.95m x 2.97m)

Upvc window to front and side, radiator.
(Currently configured as Bedroom One).

REFITTED KITCHEN/BREAKFAST ROOM

14'8 x 10'1 (4.47m x 3.07m)

With a comprehensive range of matching natural wood effect eye and base level units with rolled edge moulded worktop surfaces with inset double bowl single drainer stainless steel sink unit with mixer taps, eye level Bosch double oven with adjacent four burner gas hob with extractor above, part tiled walls, upvc windows to side.

UTILITY ROOM

10'1 x 5'7 (3.07m x 1.70m)

Wall mounted recently replaced Vaillant gas boiler for the provision of gas fired central heating and domestic hot water, plumbing for washing machine and tumble dryer, stable door to outside

MASTER BEDROOM

17'0 x 14'9 (5.18m x 4.50m)

Upvc windows to front, radiator, television aerial point.

BEDROOM TWO

13'5 x 10'9 (4.09m x 3.28m)

With upvc windows to front, radiator, coved ceiling, built in walk-in wardrobes.

EN-SUITE BATHROOM

With a white suite comprising a walk-in bath tub with chrome mixers and shower attachment over, low level wc, pedestal wash basin, radiator, part tiled walls upvc window to side.

FAMILY BATHROOM

8'0 x 7'6 (2.44m x 2.29m)

With a white suite comprising panelled bath, vanity hand wash basin, heated towel rail, airing cupboard with copper lagged tank immersion switch and slatted shelving, ceramic tiled flooring with complimentary floor tiling, obscure upvc window to rear.

Stairs rising to:

FIRST FLOOR LANDING

1ST FLOOR BEDROOM

24'8 x 13'0 (7.52m x 3.96m)

Velux windows to rear, double radiator

OUTSIDE

REAR GARDEN

Being a particular feature of the property with spacious patio area leading to area principally laid to lawn in excess of 80' in depth with a southerly aspect, close boarded fencing to sides one further terraced area to rear.

FRONT GARDEN

With an extensive driveway leading to a spacious parking for several vehicles, hard standing to the side with lawned areas to both sides.

COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

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.

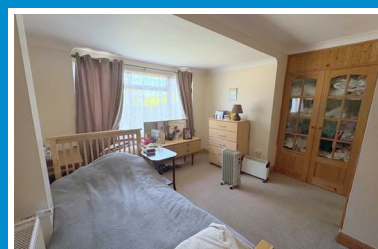
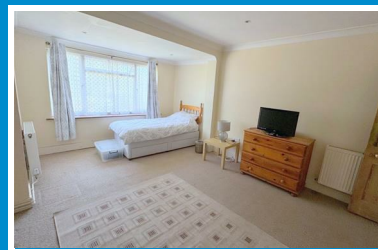
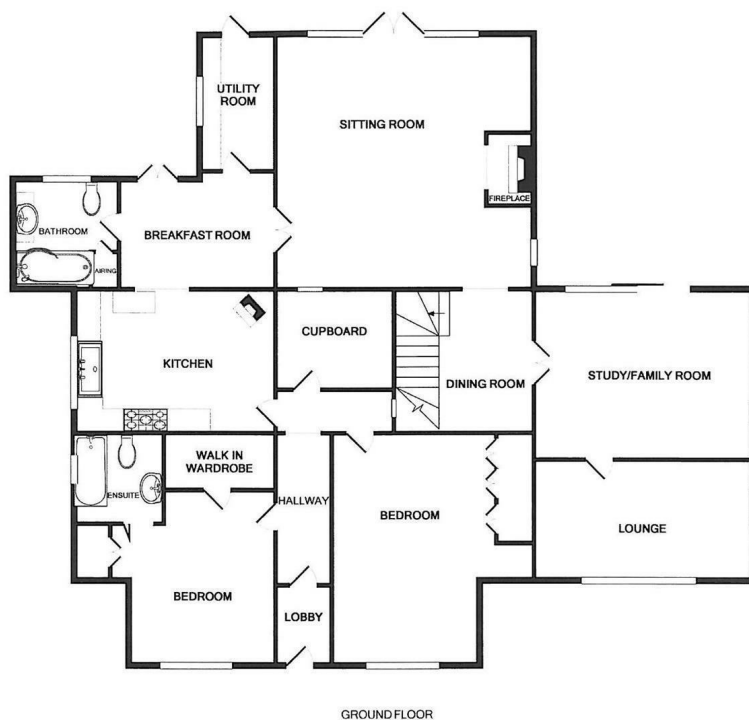
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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