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Taylor Engley



25 Nutley Mill Road, Stone Cross, Pevensey, East Sussex, BN24 5PD

Asking Price £350,000 Freehold

An opportunity arises to acquire this well presented **THREE BEDROOMED DETACHED HOME**, located in the popular Stone Cross area. The property is offered with the benefit of gas fired central heating, double glazed windows and a privately owned solar panel system which subsidises the annual energy costs. The property has features that include two separate reception rooms, a spacious conservatory, cloakroom and principle bedroom with en-suite. Outside there is driveway parking a garage and EV charger. The property is offered to the market chain free. EPC=B.



The property is located in the popular Stone Cross area being approximately one mile distance from local shopping facilities at the Langney Shopping Centre. Bus services serve the Stone Cross area. A Tesco's Express store, dentist and doctors surgery can be found within the Stone Cross district. Eastbourne's town centre is approximately five miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** WELL PRESENTED * POPULAR STONE CROSS LOCATION * CHAIN FREE * TWO RECEPTION ROOMS * SPACIOUS CONSERVATORY * KITCHEN * CLOAKROOM * BATHROOM & EN-SUITE * GARAGE & DRIVEWAY PARKING * EV CHARGER - GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * PRIVATELY OWNED SOLAR PANEL SYSTEM WHICH SUBSIDISES THE ANNUAL ENERGY COSTS * VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Porch

Door to:

Hall

Radiator, central heating programmer.

Cloakroom

Low level wc, wash hand basin set into cupboard unit, tiled walls, tiled floor, consumer unit, window to front.

Sitting Room

16'6" max x 13'1" max (4.88m max x 3.99m max)

Two radiators, outlook to front, door to:

Dining Room

9'10" x 8'5" (3.00m x 2.57m)

Radiator, connecting door to kitchen and patio door opening to:

Conservatory

12'9" x 8'5" (3.89m x 2.57m)

Spacious conservatory with glazed roof, downlighters, Dimplex electric heater, double doors to rear garden.

Kitchen

9'10" max x 7'10" max (3.00m max x 2.39m max)

(maximum measurements include depth of fitted units)

Comprises: range of base and wall mounted cupboards, work tops with tiled splash back and inset single drainer sink unit and mixer tap, space and plumbing for washing machine, space for tumble dryer, gas hob with extractor fan over, electric under counter oven, central heating programmer, recess space currently used for fridge/freezer, under stairs storage cupboard, door to side opening to driveway and window to rear.

Stairs rising from hall to:

First Floor Landing

Airing cupboard housing cylinder and shelving, loft hatch to roof space.

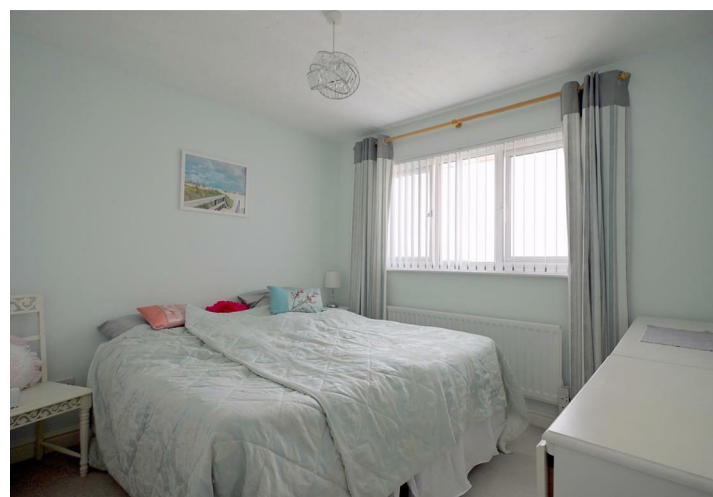
Bedroom 1

9'11" x 9'10" (3.02m x 3.00m)

Double and single built-in wardrobe cupboards, radiator, outlook to front.

En-Suite Shower Room

Shower cubicle, wash and basin set into drawer unit, low level wc with concealed cistern, heated towel rail, tiled walls, tiled floor, window to side.



Bedroom 2

9'10" x 8'11" (3.00m x 2.72m)

(9'10" extending to 11'4" into door recess)

Double built-in wardrobe cupboard, radiator, far reaching views towards the South Downs National Park in the distance.

Bedroom 3

7'10" x 6'7" (2.39m x 2.01m)

Radiator, far reaching views towards the South Downs National Park in the distance.

Bathroom

Bath with shower over and shower screen, pedestal wash hand basin, low level wc, radiator, tiled walls, window to front.

Driveway Parking

Drive way parking adjacent to the property for approximately two cars, EV charge.

Garage

17'10" max x 8'11" max (5.44m max x 2.72m max)

(maximum measurements include depth of internal pillars, structures and fittings)

Pitched roof, Glow Worm gas fired boiler, light and power, electrically operated door to front and personal door to side.

Front Garden

Having area of astroturf and floor border.

Rear Garden

Having patio area adjacent to the conservatory and steps down to an area of astroturf with borders and some mature shrubs.

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

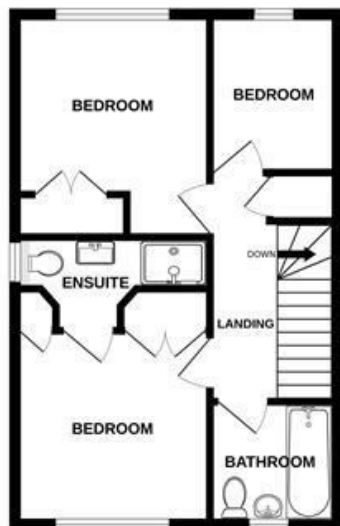
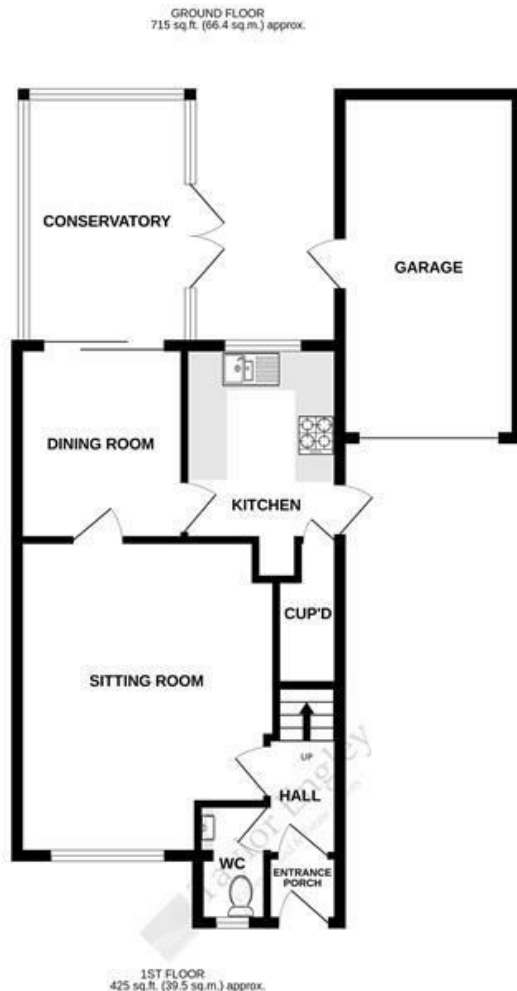
FOR CLARIFICATION:

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:

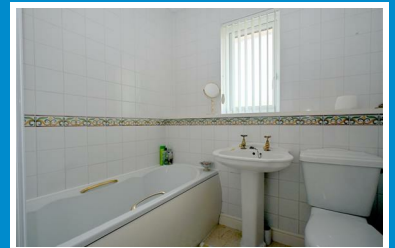
All appointments are to be made through TAYLOR ENGLEY.





TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		

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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