

Valuers, Land & Estate Agents

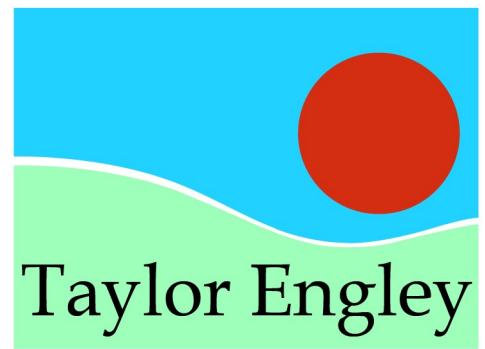
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12 Darent Close, Stone Cross, Pevensey, East Sussex, BN24 5PW

Offers In Excess Of £465,000 Freehold

An opportunity to purchase this DECEPTIVELY SPACIOUS FOUR BEDROOMED DETACHED CHARACTER PROPERTY in this favoured Stone Cross location. Although requiring some modernisation/refurbishment, this property does offer upvc double glazing, gas fired central heating, master bedroom with en-suite shower room, on-site double garage with landscaped garden to rear. Additionally the property offers spacious kitchen with separate utility room and the property is being sold Chain Free.



The property is conveniently located within close proximity to local shops in nearby Arun Way with schools for most age groups being within close proximity. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately five miles distant.

*** ENTRANCE HALL * SITTING ROOM * DINING ROOM * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * STUDY * THIRD RECEPTION ROOM * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * THREE FURTHER BEDROOMS * BATHROOM/WC * DOUBLE GARAGE * DRIVEWAY PARKING FOR TWO VEHICLES * GARDENS TO FRONT AND REAR ***



The accommodation

Comprises:

Front door opening to:

Spacious Entrance Hall

Doors to all principal rooms.

Sitting Room

15'8 x 15'4 (4.78m x 4.67m)

Upvc windows and adjacent doors to rear garden, radiator.

Dining Room

13'3 x 9'4 (4.04m x 2.84m)

Upvc windows to front and side, coved ceiling.

Study

7'7 x 6'7 (2.31m x 2.01m)

Upvc windows to side, radiator, picture rail.

Third Reception Room

10'1 x 9'7 (3.07m x 2.92m)

Upvc windows to side, radiator, access door to garage.

Kitchen

15'5 x 8'1 (4.70m x 2.46m)

Upvc windows rear and side, range of matching eye and base level units with complimentary rolled edge moulded work top surfaces with inset single drainer stainless steel unit with mixer tap, space for fridge freezer, four burner ceramic hob with oven electric below.

Utility Room

6'9 x 5'10 (2.06m x 1.78m)

Additional range of matching eye and base level units with single drainer sink unit with mixer tap, wall mounted Potterton gas boiler for the provision of gas fired central heating and domestic hot water, door to side.

Stair from hall rising to:

First Floor Landing

Bedroom 1

16'6 narrowing 11'2 x 9'7 (5.03m narrowing 3.40m x 2.92m)

Upvc windows to front, built-in double wardrobes with dressing area, radiator.

En-Suite Shower Room

6'6 x 6'2 (1.98m x 1.88m)

Cream suite comprising corner shower cubicle with Mira Excell power shower unit over, vanity wash hand basin,

ceramic tiled floor, part tiled walls, upvc obscure window to side, radiator.

Bedroom 2

11'9 x 10'1 (3.58m x 3.07m)

Upvc windows to rear, radiator, built-in mirror fronted wardrobes.

Bedroom 3

10'2 x 9' (3.10m x 2.74m)

Upvc windows to rear, radiator.

Bedroom 4

9'4 x 8'3 (2.84m x 2.51m)

Upvc windows to front, radiator.

Bathroom

6'4 x 6'2 (1.93m x 1.88m)

Cream suite comprising panelled bath, pedestal wash hand basin, low level wc, obscure upvc window to side, radiator.

Outside

Driveway parking for two vehicles interspersed with shrub borders to sides

Garage

18'4 x 17'3 (5.59m x 5.26m)

Double garage, one of the garages has an electric up and over door, power and light, personal access door to rear and additional access door to side garden.

Front garden

Rear Garden

Patio area leading to terraced area interspersed with shrubs with close boarded fencing to sides

COUNCIL TAX BAND:

Council Tax Band - 'F' Wealden District Council - Currently £3,102.13 until March 2022.

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 ENGLE. Y.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 10.00 a.m - 4.00 p.m Sundays

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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