

5 Bartley Mill Close, Stone Cross BN24 5PE

Freehold

Guide Price
£365,000 - £375,000



4 Bedroom 1/2 Reception 2 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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Presented in good decorative order throughout, this lovely detached house in Stone Cross has four bedrooms and spacious sitting/dining room. There is also a cloakroom, kitchen/breakfast room and a useful utility room in addition to front and rear double glazed porches. In addition, there is a family bathroom/wc and an en suite shower room/wc and three of the bedrooms have fitted wardrobes. The attractive rear garden is laid to lawn and patio and to the front there is a driveway and this leads to a single garage. Nearby shops and the local Stone Cross school are within close walking distance and Langney shopping centre is approximately a quarter of a mile distant.

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Main Features	Entrance Double glazed door to-	En-Suite Shower Room/WC Shower cubicle with wall mounted shower. Pedestal wash hand basin set in vanity unit. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.
<ul style="list-style-type: none">Detached House4 BedroomsCloakroomSitting/Dining RoomKitchen/Breakfast RoomDouble Glazed PorchUtility RoomEn-Suite Shower WC & Bathroom/WCSecluded Rear GardenDriveway & Garage	Double Glazed Entrance Porch Inner door to- Entrance Hallway Radiator. Carpet. Cloakroom Low level WC. Wall mounted wash hand basin. Radiator. Carpet. Frosted double glazed window. Sitting/Dining Room 24'03 + bay x 11'11 narrowing to 8'07 (7.39m + bay x 3.63m narrowing to 2.62m) Radiator. Carpet. Fireplace surround with mantel above and gas point. Double glazed windows to front and rear aspect and sliding doors to rear. Kitchen/Breakfast Room 15'06 x 9'05 (4.72m x 2.87m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Integrated fridge freezer and dishwasher. Range of wall mounted units and wall mounted gas boiler. Tiled flooring. Radiator. Double glazed window to rear aspect and double glazed sliding doors to rear porch. Double Glazed Porch 7'07 x 3'09 (2.31m x 1.14m) Double glazed window to rear. Door to garden. Utility Room 5'11 x 3'03 (1.80m x 0.99m) Wall mounted units and understairs storage. Space and plumbing for washing machine. Stairs from Ground to First Floor Landing: Airing cupboard. Access to loft (not inspected). Master Bedroom 11'11 + depth of wardrobes x 11'10 + depth of ward (3.63m + depth of wardrobes x 3.61m + depth of ward) Radiator. Built in wardrobe. Double glazed window.	Bedroom 2 12'04 x 8'08 (3.76m x 2.64m) Radiator. Carpet. Double glazed window to front aspect. Bedroom 3 9'06 x 7'10 (2.90m x 2.39m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect. Bedroom 4 9'09 x 9'08 (2.97m x 2.95m) Radiator. Carpet. Velux window to rear aspect. Bathroom/WC Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Frosted double glazed window. Outside The mature rear garden is laid to lawn and patio and includes a lockable shed. Parking There is a driveway to the front which leads to a single garage. Garage 16'05 x 8'06 (5.00m x 2.59m) Up and over door. Electric power. Light. EPC = D.