

11 White Clover Close, Stone Cross,
Pevensey, BN24 5GH

Freehold
£307,500



3 Bedroom 1 Reception 2 Bathroom

TOWN PROPERTY

www.town-property.com info@town-property.com 01323 412200

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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Overlooking the green perimeter of Persimmons Mill Valley development in Stone Cross, this stylish semi detached townhouse is the 'Souter' design and has been upgraded and now includes Amtico flooring throughout. Having three double bedrooms, the property has a sitting room and kitchen/breakfast room in addition to a ground floor cloakroom. There are also en suite facilities and a family bathroom/wc both with grey tiles. The rear garden has been laid to lawn and two allocated parking spaces are included. Currently vacant, this property is being sold chain free. The villages of Westham and Stone Cross are easily accessible and are served with a number of amenities including schools, shops and a railway station.

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Main Features

- Semi Detached Town House
- 3 Bedrooms
- Sitting Room
- Cloakroom
- Kitchen / Breakfast Room
- Bathroom / WC
- En - Suite Shower Room / WC
- Double Glazing
- Garden
- Parking

Entrance
Frosted double glazed door.

Entrance Vestibule
Radiator. Amtico Flooring.

Sitting Room
14'11 narrowing to 9'03 x 11'10 max (4.55m narrowing to 2.82m x 3.61m max)
Radiator. Amtico flooring. Understairs cupboard. Double glazed window to front aspect.

Cloakroom
Low level WC. Wall mounted wash hand basin with mixer tap. Radiator. Amtico flooring.

Door to Inner Hallway

Kitchen / Breakfast Room
11'11 x 8'09 narrowing to 7'08 (3.63m x 2.67m narrowing to 2.34m)
Range of units comprising bowl and half single drainer sink unit with mixer tap. Surrounding upstands and work surfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under. Space and plumbing for washing machine and dish washer. Further space for fridge freezer. Range of wall mounted units. Concealed extractor and boiler. Radiator. Amtico flooring. Double glazed window to rear aspect. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing
Radiator.

Bedroom 2
11'11 x 10'05 narrowing to 8'11 (3.63m x 3.18m narrowing to 2.72m)
Radiator. Amtico flooring. Double glazed window to front aspect.

Bedroom 3
11'11 x 8'11 (3.63m x 2.72m)
Radiator. Amtico flooring. Double glazed window to rear aspect.

Bathroom / WC
7'11 x 5'06 (2.41m x 1.68m)
Panelled bath with wall mounted shower and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Amtico flooring. Part tiled walls. Frosted double glazed window to side aspect.

Staircase from First to Second Floor Landing
Store cupboard.

Master Bedroom
16'0 max into bay narrowing to 13'01 x 8'05 (4.88m max into bay narrowing to 3.99m x 2.57m)
Radiator. Amtico flooring. Double glazed window to front aspect.

En - Suite Shower Room / WC
11'02 max x 5'0 (3.40m max x 1.52m)
Shower cubicle with wall mounted shower. Pedestall wash hand basin with mixer tap. Low level WC. Radiator. Amtico flooring. Double glazed velux window to rear aspect.

Outside
Rear Garden : The rear garden is laid to lawn with an area of patio.

Parking : There are two allocated parking spaces.

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