



10 BARTLEY MILL CLOSE, STONE CROSS

£395,000 FREEHOLD

Accommodation: Detached family home, 4 Bedrooms, Lounge, Open Plan Kitchen Breakfast & Dining Room, Conservatory, Downstairs Cloakroom, Utility Room, Office, Family Bathroom, En-suite Bath Room to Master Bedroom, Rear Garden, Off Road Parking, Double Glazed Windows and Gas Central heating.

This attractive, modern detached home offers substantial family size accommodation including a 17'06" x 11'10" pitched roof conservatory with French doors opening onto a decked area within a secluded rear garden. Living accommodation includes a separate lounge plus Open Plan kitchen breakfast & dining room 27'9" max. The property has a block paved driveway and off road parking but the garage has been converted to gain a utility room and office whilst retaining a storage room to the front. All bedrooms benefit from built in wardrobes and the master bedroom has an En-suite bathroom in addition to the family bathroom. Situated in the favourable Stone Cross area call The Exchange Property Services on 01323 489560.

GROUND FLOOR

Part glazed door to:

Hall

Double glazed window to front, stairs, laminate flooring, bi-fold doors opening onto Lounge:

Cloakroom

Low level WC, heated towel rail, wall mounted hand basin, extractor fan, tiled walls, tiled flooring:

Lounge

4.70m (15'5") plus bay window x 3.58m (11'8")

Double glazed bay window to front, two radiators, coved ceiling, laminate flooring, opening onto dining area:



Open Plan Kitchen Breakfast & Dining Room

8.48m (27'9") max x 3.02m (9'10") reducing to 2.39m (7'9")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel inset sink, integrated fridge/freezer, plumbing for washing machine, fitted electric oven, built-in gas hob with extractor hood over, 2 x radiator, tiled flooring, recessed spot lighting, double glazed window to rear, sliding patio doors to Conservatory:



Utility Room

Plumbing for washing machine, wall mounted gas boiler, floor to ceiling storage cupboards, wall unit, laminate work top, laminate flooring, recessed spot lighting, door to office:

Office

2.62m (8'6") x 1.40m (4'7")

Storage Room

Up and over garage door to front drive.

Conservatory

5.35m (17'6") x 3.62m (11'10")

Double glazed windows to sides & rear, double glazed french doors opening onto rear garden, double glazed side door to rear garden, transparent pitched roof with roof window, tiled flooring, radiator:



Master Bedroom

3.54m (11'7") x 3.27m (10'8") to wardrobe

Two double glazed windows to front, built in double wardrobe, radiator, coved ceiling, laminate flooring:



En-suite Bathroom

Comprising panelled bath with mixer spray unit and over bath shower, vanity wash hand basin, low-level WC, double glazed window to front, radiator, tiled walls, extractor fan, tiled flooring:

Bedroom 2

3.31m (10'10") x 2.68m (8'9") plus door recess

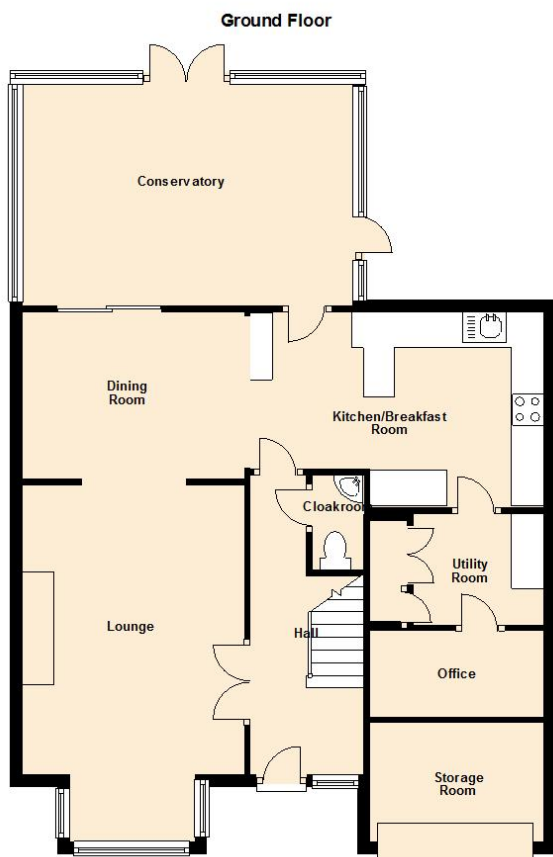
Double glazed window to rear, built in wardrobe, radiator, coved ceiling, laminate flooring:



Bedroom 3

2.92m (9'7") to wardrobe x 2.26m (7'5")

Double glazed window to rear, built in wardrobe, radiator, coved ceiling, laminate flooring:



FIRST FLOOR

Landing

Airing cupboard, loft access, coved ceiling:

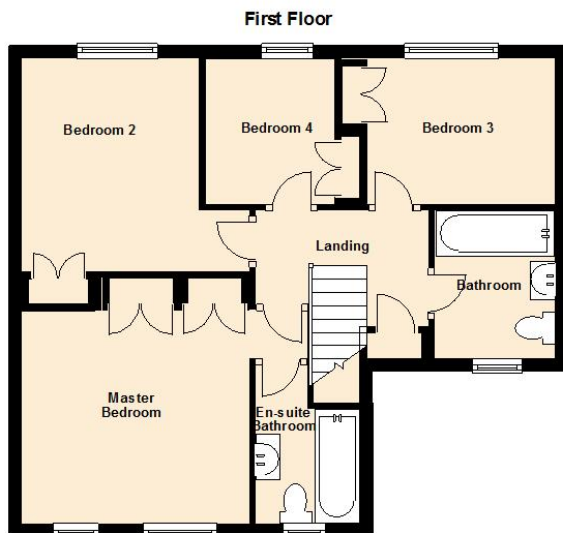


Bathroom

Comprising panelled bath with mixer spray unit with over bath shower & screen, vanity wash hand basin, low-level WC, double glazed window to front, heated towel rail, tiled walls, extractor fan, tiled flooring:

Bedroom 4

2.26m (7'5") x 2.02m (6'7") to wardrobe Double glazed window to rear, built in wardrobe, radiator, coved ceiling, laminate flooring:



OUTSIDE

Front Garden

Block paved driveway

Rear Garden

15.2m (50'0") x 11.6m (38'0")

Fencing to sides & rear, lawn, flower beds, mature shrubs, gated side access, decked areas, shed, UPVC garden storage room with double glazed French doors:



REAR OF PROPERTY

Energy Performance Certificate



10, Bartley Mill Close, Stone Cross, PEVENSEY, BN24 5PE

Dwelling type: Detached house
Date of assessment: 22 January 2020
Date of certificate: 22 January 2020

Reference number: 2628-6058-6239-4190-4200
Type of assessment: RdSAP, existing dwelling
Total floor area: 115 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

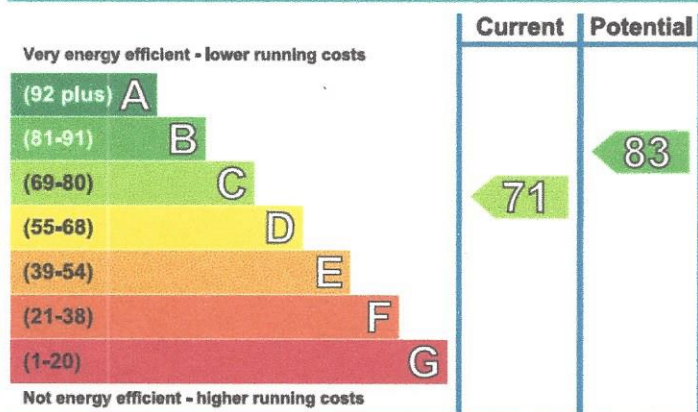
Estimated energy costs of dwelling for 3 years:	£ 2,334
Over 3 years you could save	£ 303

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	
Heating	£ 1,674 over 3 years	£ 1,536 over 3 years	
Hot Water	£ 414 over 3 years	£ 249 over 3 years	
Totals	£ 2,334	£ 2,031	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 150
2 Solar water heating	£4,000 - £6,000	£ 150
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,104

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT INFORMATION: 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 or licensed conveyancer 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 or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be pleased to recommend one.

ADDITIONAL SERVICES (VISIT OUR WEBSITE FOR MORE INFORMATION) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are consider re-mortgaging "The Exchange Mortgage Services" can assist you with Professional Mortgage Advice offering advice and recommendation offering a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

CONVEYANCING:

If you would like a no obligation conveyancing quotation we can provide you with a fixed fee quote from one of the UK's largest conveyancing firms who offer a competitive no move, no fee service with online case management and evening/weekend opening hours.

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