



**15 Dallaway Drive, Stone Cross,
Pevensey, East Sussex, BN24 5FB
£340,000**

Rager & Roberts



15 Dallaway Drive, Stone Cross, Pevensey, East Sussex, BN24 5FB

A detached 3 bedroom house in the popular Foxes Hollow area of Stone Cross offered with early vacant possession if required.

entrance hall • cloakroom/wc • 15' sitting room • dining room • 14' kitchen
3 bedrooms including master suite with shower room/wc • bathroom/wc • gas fired central heating • easily maintained garden • garage

Description

A detached 3 bedroom house offered with early vacant possession if required. The property has the benefit of a secluded garden at the rear and the attractively arranged accommodation offers great potential for a delightful home.

Location

Dallaway Drive is situated in the residential area of Stone Cross which is served by a wide range of local facilities and is only about 4 miles from Eastbourne town centre. There are main line rail services from Polegate and from Eastbourne to London Victoria and to Gatwick. Sporting facilities in the area include 3 principal golf courses and one of the largest sailing marinas on the south coast.

The property is approached by its private entrance drive and entrance porch with front door to

Entrance Hall with radiator.

Cloakroom with wash basin and low level wc, radiator and window.

Sitting Room 15'4"x10'6" (4.67mx3.2m) with double aspect and with period style fire surround with open hearth, radiator and door to rear garden.

Dining Room 10'3"x7'7" (3.12mx2.3m) with radiator.

Kitchen 14'3"x7' (4.34mx2.13m) into the recess with range of working surfaces with drawers and cupboards below and inset double bowl sink unit with mixer tap, integrated appliances include the Neff oven with four ring gas hob and filter hood over, plumbing for washing machine, Potterton gas fired boiler, space for refrigerator, radiator, deep storage cupboard below stairs and door to garden.

The staircase rises to the **First Floor Landing** with linen storage cupboard housing lagged water cylinder, access to loft space.

Master Bedroom suite comprising Bedroom 1 15'4" x 10'9" (4.67mx3.28m) into the recesses with built in wardrobe cupboard, 2 radiators, double aspect and door to **en suite Shower Room** with shower unit with wall mounted shower fittings, wash basin and low level wc, radiator and window.

Bedroom 2 11'3"x7'4" (3.43mx2.24m) with radiator.

Bedroom 3 11'3"x7'9" (3.43mx2.36m) into the deep door recess, radiator.

Bathroom with white suite comprising panelled bath, pedestal wash basin and low level wc, radiator, windows.

Outside

The gardens are arranged to the front and rear with the secluded rear garden mainly laid to lawn and L shaped with the maximum measurements approximately 60' by 40'.

Single Garage with an up and over door. Additional car parking space.

Tenure

Freehold

TOWN CENTRE OFFICE

36 Cornfield Road
 Eastbourne BN21 4QH
 Tel: 01323 430133
 Fax: 01323 430144

OLD TOWN OFFICE


117 Green Street
 Eastbourne BN21 1RS
 Tel: 01323 419911
 Fax: 01323 641941

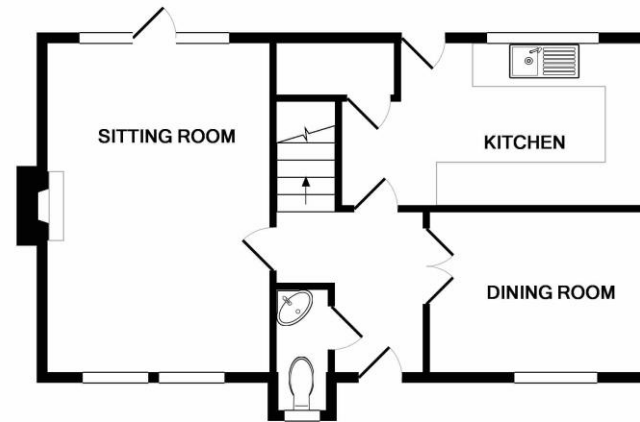
ALFRISTON

1 North Street
 Alfriston BN26 5UG
 Tel: 01323 871171
 Fax: 01323 430144

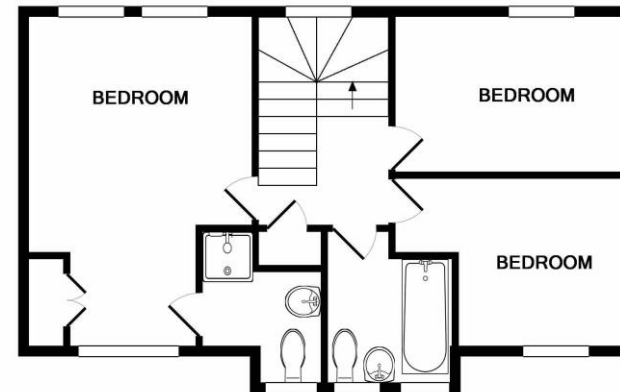
e-mail: sales@ragerroberts.co.uk

website: www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	63
(55-68)	D	
(39-54)	E	
(21-38)	F	1-20
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
 APPROX. FLOOR
 AREA 440 SQ.FT.
 (40.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 448 SQ.FT.
 (41.6 SQ.M.)
 TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.

