



The Granary Beggars Lane, Stone Cross, Eastbourne, BN24 5EA

AN EXTREMELY WELL PRESENTED AND DECEPTIVE FIVE BEDROOM THREE BATHROOM DETACHED BUNGALOW SITUATED IN A FAVOURED LOCATION NEXT TO THE ICONIC STONE CROSS TOWER WINDMILL, FAR REACHING SOUTH DOWN VIEWS AND OCCUPIES A LARGE PLOT INCLUDING AN ADJOINING 0.6 ACRE PADDOCK TO THE REAR. THE PROPERTY ALSO HAS DIRECT ACCESS FROM BEGGARS LANE TO FIELDS AND COUNTRYSIDE WALKS WITH LOCAL AMENITIES IN STONE CROSS, LOCAL SCHOOLS, BUS SERVICES ON RATTLE ROAD, MAINLINE RAILWAY STATION AT PEVENSEY & WESTHAM AS WELL AS BEING CLOSE TO PEVENSEY CASTLE.

The Granary provides deceptive and versatile accommodation to include a living room with feature fireplace, an impressive 21'0 x 12'8 double glazed conservatory, a 13'9 x 11'0 kitchen/breakfast room with separate utility room, a main bedroom with fully fitted wardrobes and an en-suite shower room, a contemporary family bathroom/w.c., two further bedrooms and a guest bedroom five with en-suite and separate store room (possible kitchenette) which could be used as an annexe or for home and income.

Outside, there is a gated driveway providing off road parking for several vehicles, direct gated access to the rear paddock, beautiful patio and lawned formal gardens and a garage, vegetable and fruit side gardens all enjoying views towards the South Downs. The rear Paddock also has the potential for equestrian use or development (subject to necessary consents). This is a wonderful opportunity to secure a spacious home with income benefits in such a sought after private lane location. Viewing is highly recommended and strictly by appointment with the owners agent, Charles & Co.

Price £725,000

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- Five Bedroom Detached Bungalow
- 210ft x 120ft Rear Paddock
- 21'0 x 12'8 Conservatory
- Driveway & Gardens
- Popular Stone Cross Area
- Kitchen & Utility Room
- Bathroom & Two En-Suites
- Close to Iconic Windmill
- Living Room with Fireplace
- Potential for Separate Annexe

Entrance Lobby

Reception Hall

28'10 x 14'2 narrowing to 5'0 (8.79m x 4.32m narrowing to 1.52m)

Living Room

17'9 x 15'5 max (5.41m x 4.70m max)

Conservatory

21'0 x 12'8 (6.40m x 3.86m)

Kitchen/Breakfast Room

13'9 x 11'0 (4.19m x 3.35m)

Utility Room

11'8 x 6'9 (3.56m x 2.06m)

Bedroom One

15'3 x 11'7 (4.65m x 3.53m)

En-Suite Shower Room/W.C

11'7 x 6'5 (3.53m x 1.96m)

Bedroom Two

15'5 x 9'7 (4.70m x 2.92m)

Dining Room/Bedroom Three

11'8 x 10'2 max (3.56m x 3.10m max)

Bedroom Four/Study

11'1 x 7'7 (3.38m x 2.31m)

From Reception Hall

Inner Lobby

Store Room

13'9 x 5'0 (4.19m x 1.52m)

Guest/Bedroom Five

18'9 x 11'1 max (5.72m x 3.38m max)

En-Suite Shower Room

7'3 x 6'9 (2.21m x 2.06m)

Family Bathroom/W.C

11'8 x 6'9 (3.56m x 2.06m)

Outside

Driveway

Front Garden

Rear Garden

67'0 x 60'0 (20.42m x 18.29m)

Side Garden

77'0 x 35'0 (23.47m x 10.67m)

Rear Meadow/Paddock

210'0 x 120'0 (64.01m x 36.58m)





Floor Plan

GROUND FLOOR
1999 sq.ft. (185.7 sq.m.) approx.



TOTAL FLOOR AREA: 1999 sq.ft. (185.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other rooms are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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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	