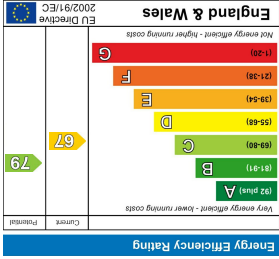
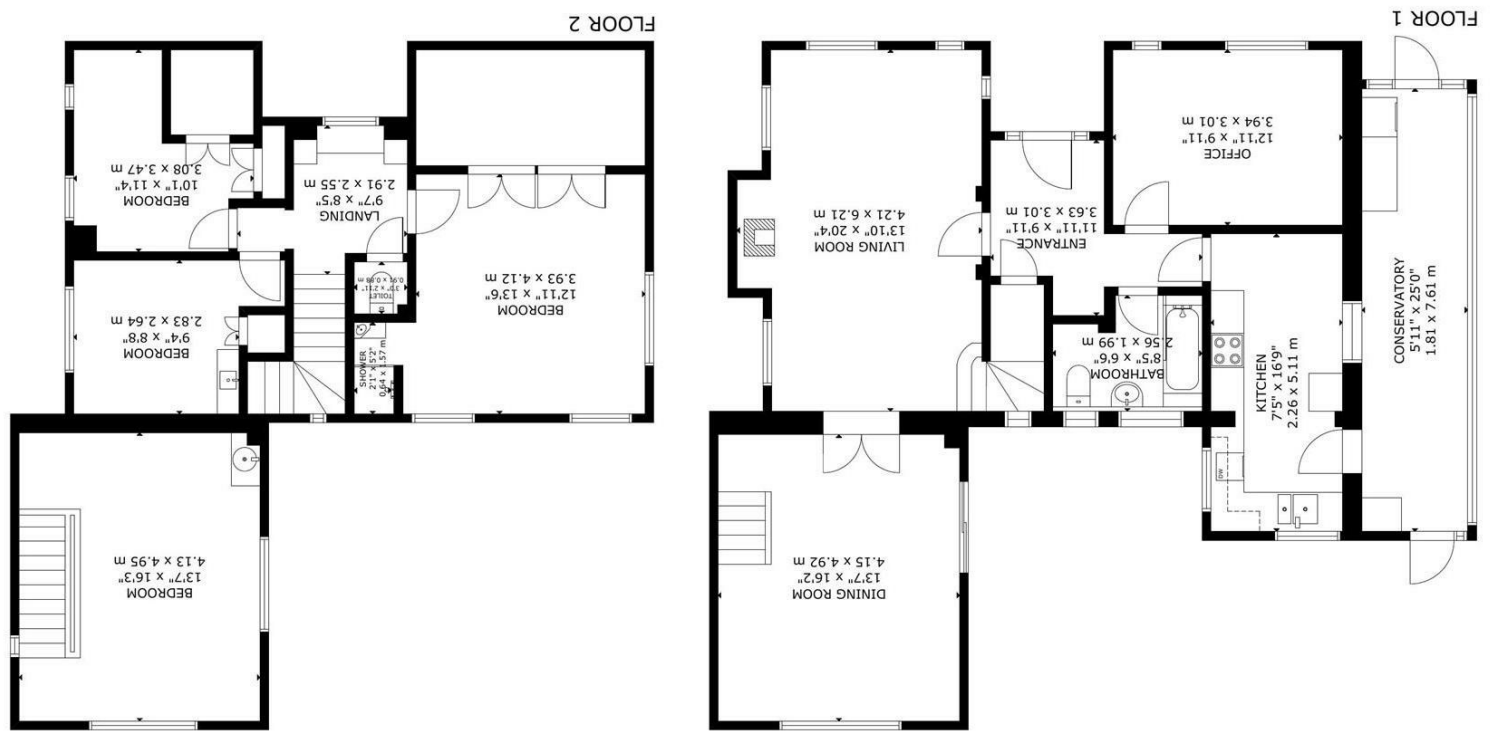


GROSS INTERNAL AREA
TOTAL: 180 m²/1,942 sq ft
FLOOR 1: 101 m²/1,089 sq ft, FLOOR 2: 79 m²/853 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Polegate Road, Hailsham



stevens
and carter

- 3D Virtual Tour
- Spacious and Extended Family Home
- In Need of Some Modernization
- Dual Aspect Lounge
- Dining Room & Mezzanine Studio or Fourth Bedroom
- Fitted Kitchen Breakfast Room
- Third Reception Room / Office
- Ground Floor Bathroom/WC
- Off Road Parking & Garage
- Mature Front & Rear Gardens



Freehold

£525,000

4 BEDROOM

3 RECEPTION

1 BATHROOM

2 GARAGE

Polegate Road, Hailsham

Polegate Road, Hailsham

DESCRIPTION

3D Virtual Tour | Older Style Detached Home | Mature Gardens | In Need of Some Modernization | Extended Living Accommodation | Four Bedrooms | Dual Aspect Lounge | Off Road Parking | Garage

For the first time in over 50 years, this charming 1920s-built detached home is available, offering a unique blend of character and space. In need of some modernisation, this property presents a wonderful opportunity to create a family home tailored to your taste.

Upon entering, you are greeted by a spacious and welcoming hallway providing access to all principal rooms. To the front, the dual-aspect lounge, with its striking fireplace, offers a cosy focal point. Double doors lead into the dining room, which enjoys views of the rear garden, with sliding patio doors opening out to the outdoor space. A mezzanine studio or potential fourth bedroom is accessible from the dining room. The recently refitted kitchen/breakfast room provides ample storage, work surfaces, and appliance space. From here, a door leads to the utility room/conservatory, which offers additional appliance space and access to the garden. A versatile third reception room, currently used as a study, overlooks the front garden. Completing the ground floor is a bathroom with a bath and shower, basin, and WC.

Upstairs, the dual-aspect master bedroom features generous fitted wardrobes, along with an in-room shower and basin. Two further bedrooms, both with fitted wardrobes, are located nearby, along with a convenient WC. The mature front and rear gardens offer privacy and tranquillity, with well-maintained lawns, seating areas, and planting. The property also benefits from off-road parking and a garage, completing its exterior appeal.

NB - It is important to know that this home runs adjacent to the A22 which is a dual carriageway and its access is gained via the rear.



Polegate Road, Hailsham

Entrance Hall 3.63m x 3.02m (11'11 x 9'11)

Living Room 6.20m x 4.22m (20'4 x 13'10)

Dining Room 4.93m x 4.14m (16'2 x 13'7)

Office 3.94m x 3.02m (12'11 x 9'11)

Kitchen 5.11m x 2.26m (16'9 x 7'5)

Conservatory 7.62m x 1.80m (25'0 x 5'11)

Bathroom 2.57m x 1.98m (8'5 x 6'6)

First Floor Landing 2.92m x 2.57m (9'7 x 8'5)

Bedroom One 4.11m x 3.94m (13'6 x 12'11)

Shower Area 1.57m x 0.64m (5'2 x 2'1)

Bedroom Two 3.45m max x 3.07m (11'4 max x 10'1)

Bedroom Three 2.84m x 2.64m max (9'4 x 8'8 max)

Bedroom 4.95m x 4.14m (16'3 x 13'7)

First Floor WC 0.89m x 0.91m (2'11 x 3'0)

Front & Rear Gardens

Off Road Parking

Garages