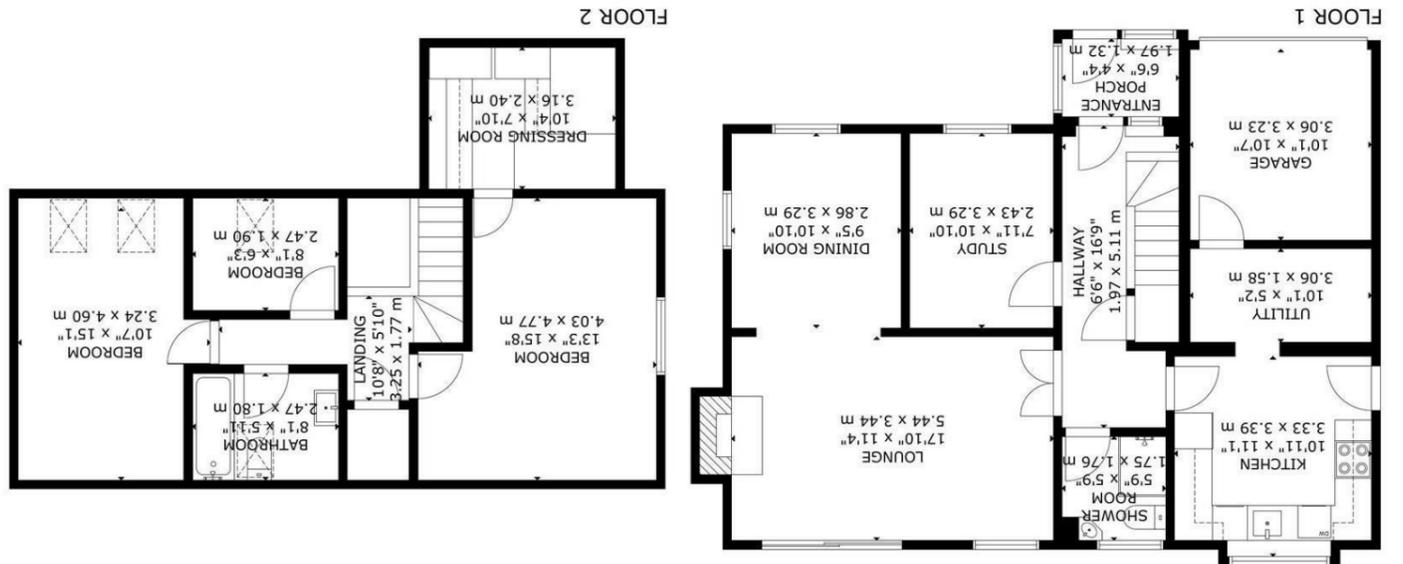


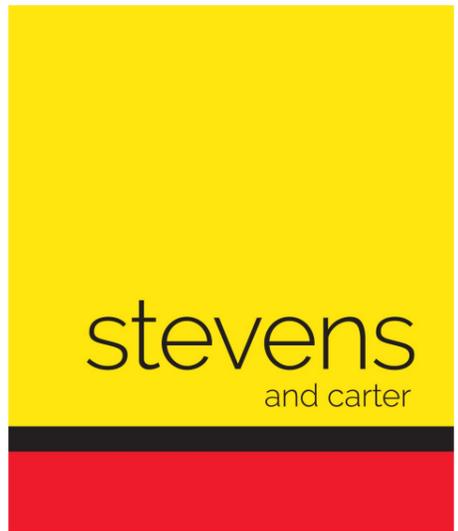
GROSS INTERNAL AREA
TOTAL: 128 m²/1371 sq ft
FLOOR 1: 70 m²/748 sq ft, FLOOR 2: 58 m²/623 sq ft
EXCLUDED AREAS: GARAGE: 10 m²/106 sq ft, PORCH: 3 m²/28 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (1-13)	F (13-20)
B (14-17)	G (21-28)
C (18-20)	
D (21-23)	
E (24-27)	
F (28-30)	
G (31-33)	

EU Directive 2002/91/EC

Station Road, Polegate



- Detached Home In Village Location
- Direct Train Links To London Victoria Close By
- In Need Of Some Cosmetic Updating
- Off Road Parking
- Three/Four Bedrooms
- Two Bathrooms
- Spacious Lounge & Dining Room
- Fitted Kitchen & Utility Room
- Garage
- Viewing Highly Advised



Freehold

£399,950

Offers Over

4 BEDROOM

1 RECEPTION

2 BATHROOM

1 GARAGE

Station Road, Polegate

Station Road, Polegate

DESCRIPTION

3D Virtual Tour | Detached Home | Berwick | Close to Direct Train Links to London Victoria | Spacious Accommodation | Three/Four Bedrooms | Lounge & Dining Room | Kitchen | Ample Off Road Parking | Garage | Viewing Highly Advised |

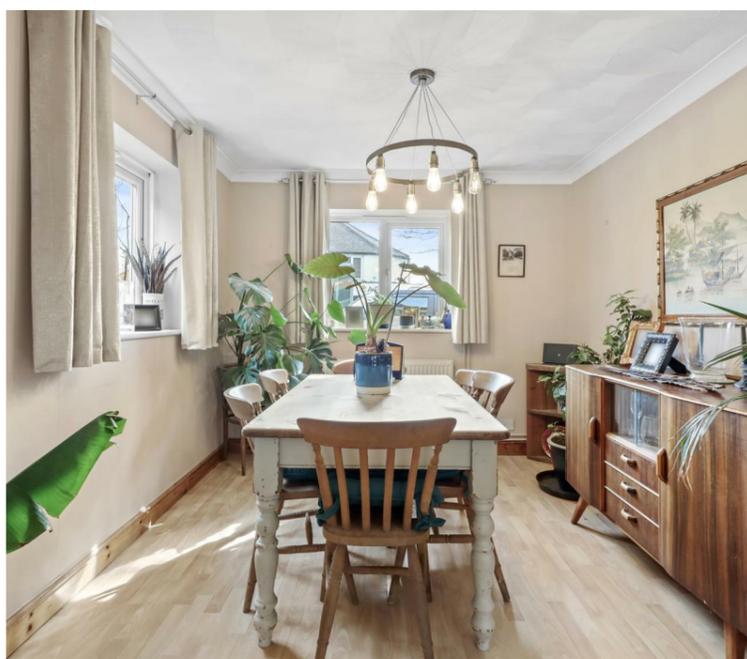
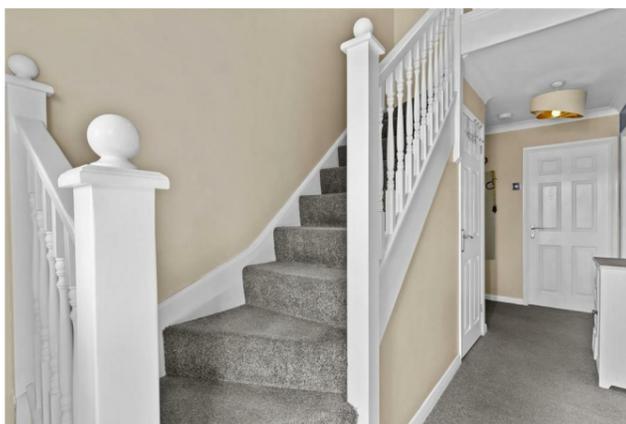
Stevens and Carter Estate Agents are delighted to bring to the market this spacious detached home situated in this popular and desirable location. The Village of Berwick is nestled between Polegate and the market town of Hailsham. It offers direct train links to London Victoria, Village Shop and also Arlington Reservoir is a short stroll away.

This spacious home offers ample accommodation for all the family and comprises of a bright and airy entrance hall with access to all principle rooms. The L shape lounge/dining room lies to the rear and boasts ample space for your soft furnishings and a feature fire place gives the room a real focal point. Being dual aspect, it is flooded with natural sunlight throughout the day and doors from here overlook and afford access onto the rear garden. A fitted kitchen sits adjacent and provides cupboards for storage, work surfaces and space for your appliances. An opening from here leads to a utility area and then in turn the garage.

Three/ Four bedrooms are offered, three are situated on the first floor and the fourth on the ground floor. The current owners use this as an office but the choice would be yours.

These are serviced by a choice of a modern and recently refitted ground floor shower room/wc or on the first floor you will find a bathroom which comprises of a bath with shower attachment, wash basin and WC.

Externally, the front offers ample off road parking for several vehicles whilst the rear garden has been landscaped to create a beautiful patio area which captures the sun throughout the day, lawns and areas for planting. A brick built shed completes this homes external features.



Station Road, Polegate

Entrance Porch 1.98m x 1.32m (6'6 x 4'4)

Entrance Hall 5.11m x 1.98m (16'9 x 6'6)

Lounge 5.44m x 3.45m (17'10 x 11'4)

Dining Room 3.30m x 2.87m (10'10 x 9'5)

Office/Bedroom Four 3.30m x 2.41m (10'10 x 7'11)

Kitchen 3.38m x 3.33m (11'1 x 10'11)

Utility Room 3.07m x 1.57m (10'1 x 5'2)

Garage 3.23m x 3.07m (10'7 x 10'1)

Ground Floor Shower Room 1.75m x 1.75m (5'9 x 5'9)

First Floor Landing 3.25m x 1.78m (10'8 x 5'10)

Bedroom One 4.78m x 4.04m (15'8 x 13'3)

Dressing Room 3.15m x 2.39m (10'4 x 7'10)

Bedroom Two 4.60m x 3.23m (15'1 x 10'7)

Bedroom Three 2.44m; 0.30m x 1.91m (8'1 x 6'3)

Bathroom/WC 2.46m x 1.80m (8'1 x 5'11)

Off Road Parking

Rear Garden & Brick Built Shed