



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED

new
instruction



St. Johns Road, Polegate, BN26 5BP

Freehold | Chalet Bungalow - Detached | 4 Bedrooms

CHAIN FREE DETACHED 4 BEDROOM chalet bungalow situated in a sought after location in the heart of Polegate.
The property offers spacious and versatile accommodation with potential to CREATE AN ANNEX WITHIN THE EXISTING ACCOMODATION. There are 2 BEDROOMS on the ground floor with DOWNSTAIRS BATHROOM. Lounge Dining Room, modern kitchen and CONSERVATORY. Mature and well maintained gardens, private driveway and garage. POLEGATE HIGH ST only a few moments walk to local shops, amenities and MAINLINE STATION .Viewing highly recommended.

FOR SALE
FREEHOLD
£430,000

Approach

Driveway with off-road parking for 3 cars. Lawned area surrounded by mature shrubs. Access to side leading to the rear garden. Outside tap, two outside electrical sockets. door to garage, outside lights. Canopied porch with uPVC door to

Entrance hall

Central hallway with laminate wood flooring, radiator, storage cupboard, coved ceiling, wall lights, power points, fitted smoke alarm.

Lounge 17'3" x 10'2" (5.28m x 3.12m)

Double glazed window to the front aspect. York stone feature wall. Carpet, radiator, power points, down lights and central lights and coved ceiling, Arch to dining area

Dining area 8'11" 10'3" (2.72m 3.14m)

Laminate wood flooring, radiator, coved ceiling, power points, fitted light, double glazed doors to conservatory, arch to kitchen.

Kitchen 11'5" x 7'8" (3.50m x 2.34m)

Modern range of base wall and drawer units with fitted work surfaces. Integrated eye level double oven and electric and grill. Fitted gas hob. 1 1/2 bowl sink and drainer unit, space and plumbing for washing machine, space for fridge freezer, double glazed window to the rear aspect, power points and spotlights. Upvc door to rear garden.

Conservatory 11'9" x 9'9" (3.59m x 2.99m)

Double glazed windows with led light features. carpet, power points, Upvc doors to garden, polycarbonate roof, fitted lights.

Bathroom 8'1" x 5'7" (2.48m x 1.71m)

Panelled bath with mixer tap and over head shower attachment, pedestal sink, WC, chrome ladder style towel rail, radiator, opaque double glazed windows, laminate wood effect flooring, down light,

Downstairs Bedroom 1 14'2 x 11'7 (4.32m x 3.53m)

French doors to rear Garden, carpet, pendant light fitting, power points, radiator. There is potential to use this area as an annex.

Downstairs Bedroom 2 8'5" x 11'1" (2.59m x 3.38m)

Accessed off of bedroom this room has a double glazed window to front aspect, carpet, pendant light fitting, power points and radiators. This room could be used as a lounge area creating an annex style accommodation.

Landing

Carpet, Spotlight and storage cupboard.

Bedroom 1 20'2" 11'6" (6.17m 3.52m)

Double glazed window to the rear aspect, carpet, radiator, power points, pendant light fitting and storage space.

Bedroom 2 11'6" x 7'7" (3.52m x 2.32m)

Double glazed window to rear aspect, carpet, pendant light fitting, radiator, power points with a door connecting to an additional room which would make an ideal dressing area or home office area.

Dressing Room Study 8'10" x 5'5" (2.71m x 1.66)

Double glazed window to side aspect, Carpet, pendant light fitting, thermostat, radiator, cupboard housing the combi boiler.

WC 5'10 x 3'2" (1.78m x 0.97m)

Opaque double glazed windows, laminate wood flooring., WC, wall mounted sink, chrome ladder style radiator, spotlights, storage cupboard.

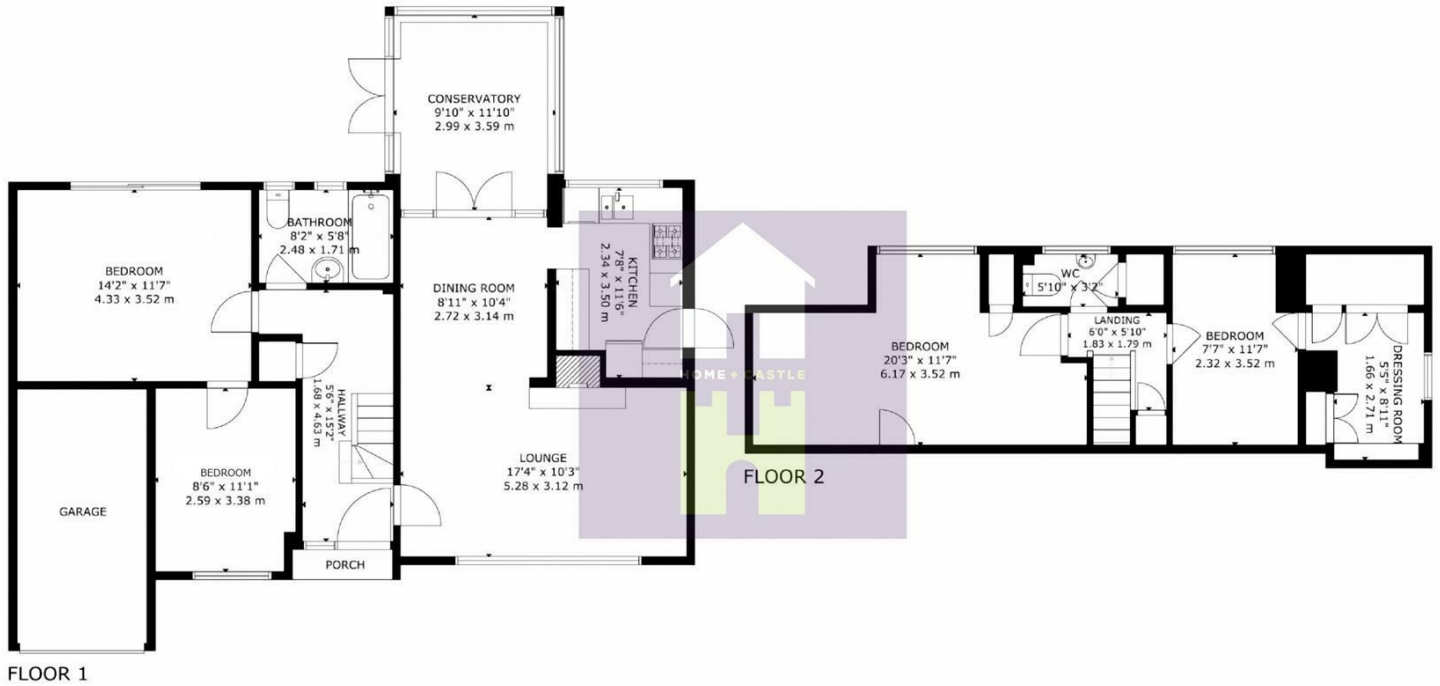
Garage

Up and over door. with power and light. the garage houses the utility meters.

Garden

Secluded walled garden with patio area and steps leading down to the lawn area with pathway to 3 sheds and workshop, all with power and light. Outside tap, There is also a side garden with artificial grass and mature shrub borders which can be accessed from the bedroom on the ground floor.

Floor Plan



GROSS INTERNAL AREA
 TOTAL: 127 m²/1,360 sq ft
 FLOOR 1: 85 m²/913 sq ft FLOOR 2: 42 m²/447 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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