



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED

new
instruction



Southfield, Polegate, BN26 5LU

Freehold | House - Semi-Detached | 3 Bedrooms

Home + Castle are pleased to welcome to the market this skilfully EXTENDED and RENOVATED 3 BEDROOM, SEMI-DETACHED HOUSE located in a popular area of Polegate within walking distance to the town centre and mainline station. The property benefits from a newly installed kitchen, set within the living area, with additional sitting room, 3 double bedrooms, downstairs utility room/cloakroom. The extension has been built with sufficient foundations to allow further extension subject to planning permission. Other benefits include, double glazing, gas central heating and off-road parking for 2 cars. A lovely family home and viewing is highly recommended.

FOR SALE
FREEHOLD
£335,000

Approach

Driveway with off-road parking for 2 cars with lawn borders and pathway.

Mostly laid to lawn with plant and shrub borders, decked patio area with areas of artificial grass. There is a shed, outside light and tap.

Entrance Porch

Enter the property via the composite door with full height glass panel to side. Laminate wood style flooring, spotlight and access to

Open plan lounge, kitchen & dining area 14'0" x 23'11" (4.27m x 7.29m)

A wonderful family area spanning the full length of the property incorporating a living, dining and kitchen area. The room has dual aspect double glazed window and patio doors to the garden. lounge area has a double glazed window to the front aspect, The newly installed kitchen has a range of base wall and drawer units with fitted work surfaces, Integrated electric oven and hob, with extractor fan above, inset stainless steel sink, downlights, wood effect laminate flooring. space for American style fridge freezer, vertical radiator, power points. smoke alarm.

Downstairs WC /utility room 7'4" x 2'11" (2.24 x 0.89m)

Opaque double glazed window, Wood affect laminate flooring, WC, sink set in corner vanity unit, space and plumbing for washing machine and tumble drier, radiator.

Utility cupboard

Storage cupboard that houses the combination boiler, fitted light and carbon monoxide alarm.

Sitting room 9'0" x 13'5" (2.75 x 4.09m)

Double glazed window to rear aspect, carpet, pendant light fitting, radiator and power points door to lobby with stairs to the first floor. This room could easily be adapted to create a 4th bedroom.

Bedroom 1 9'0" x 9'6" (2.75 x 2.92m)

Dual aspect double glazed windows to rear and front, carpet, pendant lighting, dressing area, radiator and power points.

Bedroom 2 9'0" x 10'0" (2.75 x 3.06m)

Dual aspect double glazed windows to the rear and side aspect, carpet, built in wardrobes,, pendant light fitting, radiator, power points.

Bedroom 3 9'0" x 13'5" (2.75 x 4.09m)

Double glazed window to rear aspect, Wood effect laminate flooring,

Bathroom 5'6" x 6'2" (1.69 x 1.89m)

Double glazed opaque window, vinyl flooring, down light, panelled bath with shower fitting, sink set in vanity unit with mixer tap, WC, chrome ladder style radiator, access to the loft (which we are advised is fully insulated and half boarded).

Garden

Floor Plan



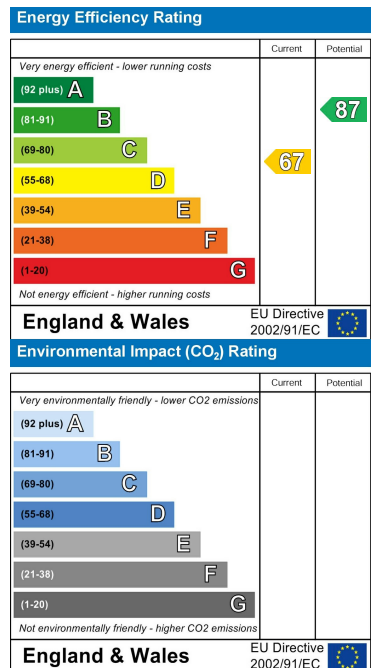
GROSS INTERNAL AREA
 TOTAL: 96 m²/1,041 sq.ft
 FLOOR 1: 65 m²/705 sq.ft, FLOOR 2: 31 m²/336 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Area Map



Energy Efficiency Graph



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