



HOME + CASTLE
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Gainsborough Lane, Polegate, BN26

Freehold | House - Semi-Detached | 4 Bedrooms

Welcome to Gainsborough Lane, Polegate - a charming semi-detached house that exudes character and warmth. This delightful property boasts 4 double bedrooms making it the perfect family home for those seeking space and comfort. Situated in the popular location of Polegate, this home has been modernised while retaining its 1930s charm. The property has been tastefully improved throughout, ensuring a high standard of living. Further benefits include, new Kitchen and Bathrooms, a beautifully presented garden, off-road parking for two cars with on-street parking also available, double glazing throughout and gas central heating. Contact us today to make this charming property your new home!

FOR SALE
FREEHOLD
£400,000

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and are only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Approach

The property has a block paved driveway with off road parking for two cars. Gate access to the side garden. Front door leading to reception hall.

Reception Hall

Double glazed window to the side aspect, carpet, radiator, beautiful wooden cottage style door to the sitting room.

Sitting room

Double glazed windows to front aspect, engineered oak flooring, feature wall lights, modern fire effect fireplace, under stairs walk in cupboard where the boiler is located, power points and radiator. Wooden cottage style door to kitchen/dining room.

Kitchen/Dining Room

A range of Italian high gloss and chrome base, wall and drawer units with Corian work surfaces, double oven, gas hob with cooker hood, inset stainless steel sink with chrome tap, space for a dishwasher and space for an American style double fridge freezer, side fitted wine racks, engineered oak flooring, double glazed window to the side aspect, downlights, power points and radiator. Wooden cottage style doors to the utility, rear entrance, cloakroom and bedroom 2.

Downstairs Cloakroom

Double glazed opaque window to rear aspect, low level WC, wall mounted ceramic sink with chrome taps, cottage style half wooden panelled walls, downlights.

Rear Entrance/Utility room

Amtico style slate effect flooring, radiator, twin retractable wooden doors to utility space that has a double glazed frosted window and plumbing for a washing machine and tumble dryer. Also, benefiting from further storage for coats and shoes. There is potential to convert this area into a downstairs shower room.

Landing

Double glazed window to side aspect, carpet, pendant light fitting and power points. Doors leading off to Bedroom 1,3,4 and the bathroom.

Bedroom 1

Double sized room, feature antique cast iron fireplace, carpet, newly fitted built in wardrobes, pendant light, radiator and power points. Double glazed window to front aspect, with views of the South Downs.

Bedroom 2

Double sized bedroom, laminate wooden flooring, ceiling light, double glazed window to rear aspect, radiator and power points.

Bedroom 3

Double sized bedroom, carpet, pendant light, double glazed window to rear aspect, radiator and power points.

Bedroom 4

Double sized bedroom, Velux style skylight window to the side plus double glazed window to rear aspect . Carpet, pendant light, radiator and power points.

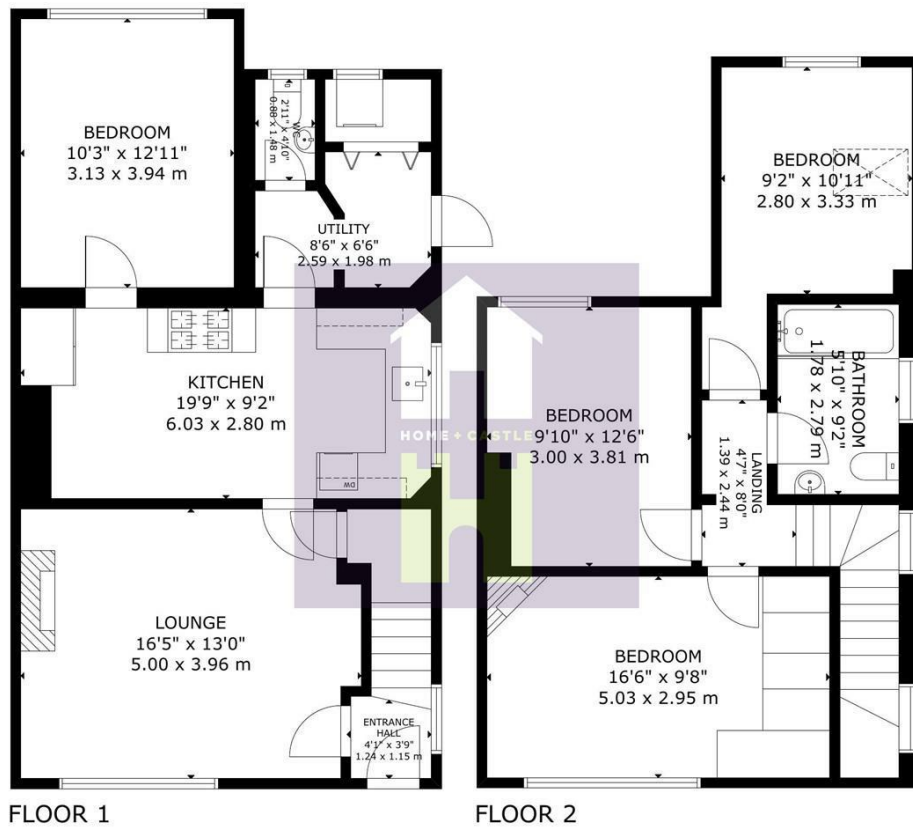
Family Bathroom

Double glazed window, panelled bath with curved side plus shower screen, fitted chrome shower, WC, pedestal ceramic sink with chrome mixer tap, tiled walls, chrome ladder style radiator, oak effect flooring and ceiling light.

Garden

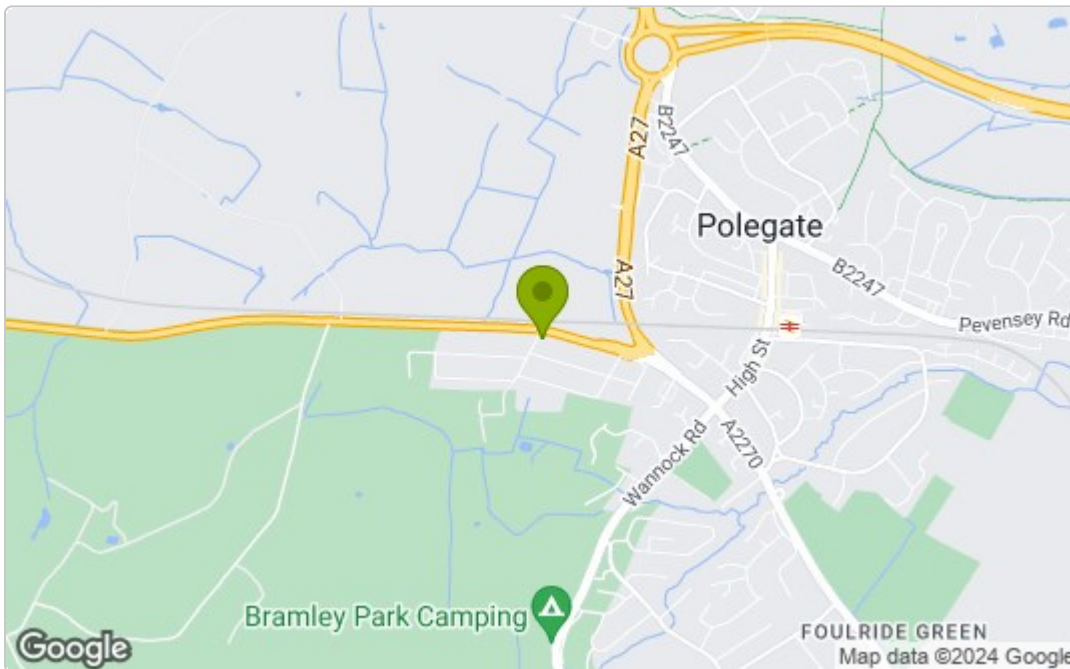
This family garden comprises of large Indian stone patio with an all weather lawn area. Also block paved area which is perfect for entertaining. All enclosed by close boarded wood fencing.

Floor Plan

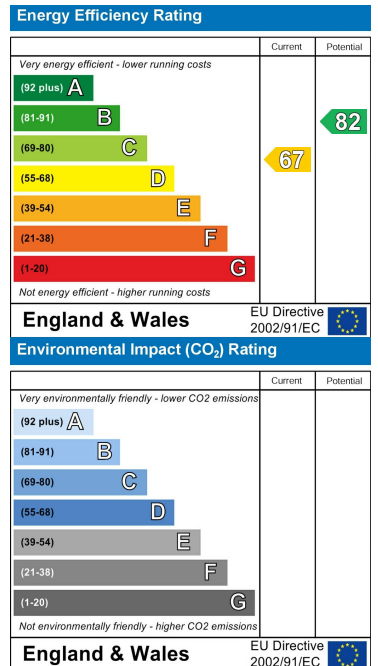


GROSS INTERNAL AREA
 TOTAL: 117 m²/1,250 sq ft
 FLOOR 1: 65 m²/695 sq ft; FLOOR 2: 52 m²/555 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.