



**HOME + CASTLE**  
ESTATE AGENTS

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## Hailsham Road, Polegate, BN26 6NJ

Freehold | House - Detached | 3 Bedrooms

Home + Castle are pleased to offer this unique, CHAIN-FREE, property to the market. Situated on a substantial plot only moments away from Polegate Town centre and mainline station serving London Victoria. A THREE BEDROOM DETACHED HOUSE WITH RETAIL USE which is currently a wedding shop. In and out driveway with off road parking for numerous vehicles and substantial rear garden. Other benefits include 2 reception rooms, kitchen dining room, Gas central heating and double glazing. Shop front and additional rooms offering storage and working facilities. Possibility to extend or conversion to create an annex (STPP).

**FOR SALE**  
**FREEHOLD**  
**£695,000**

### **Front Approach**

The property has a drive which allows parking and the ability to drive in and out in a forward gear. There is a lawned area with tree and shrub borders, side access and gates to rear garden area. off road parking for numerous vehicles. Canopied porch area and composite door to enter property.

### **Entrance Hall**

Tiled flooring, radiator, dado rail, pendant lighting, under stairs cupboard. Power points. stairs to First floor and steps down to additional living and commercial areas.

### **Lounge to the rear**

Double glazed bay window, to front aspect, feature fireplace with fitted wood burner. Corniced ceiling, pendant lighting, power points, radiator, carpet.

### **2nd reception room**

Ornate cast iron fireplace with tiled hearth. Laminate wood flooring, down lights and power points. Radiator. Upvc patio doors to garden.

### **Kitchen/Breakfast room**

Range of base wall and draw units with fitted work surfaces. Range style cooker with extractor hood above. Integrated dishwasher and fridge freezer. White enamel sink with chrome mixer tap. Part tiled walls, double glazed window to the rear aspect. Power points, radiator, doorway to utility area with door to garden.

### **Cloak room**

Wc. Washbasin set on vanity unit, radiator, down lights, tiled flooring, opaque double glazed window.

### **Utility area**

Space and plumbing for washing machine and tumble dryer with work surfaces. Double glazed window to side access and Upvc doors to garden. Access to loft space. Door to

### **3rd Reception room/retail shop**

Retail area currently a wedding dress shop but has an array of usages. Upvc glazed door to front and double glazed window to the side aspect. Opening to what was the garage.

### **Landing**

Carpet, access to loft, smoke alarm, storage cupboard.

### **Bedroom 1**

Double glazed windows to the front aspect. Radiator, power points, carpet.

### **Bedroom 2**

Double glazed window to the rear aspect, feature fireplace, carpet, power points and pendant lighting.

### **Bathroom**

P shaped bath with fitted shower and drench attachment. Wc, fitted sink in vanity unit, ladder style radiator, opaque double glazed window, tile flooring, part tiled walls, extractor fan and fitted light.

### **Office/ Storage areas**

Above the garage and shop area are two rooms which are connected with double glazed windows to the front, rear and side access. carpet, eaves storage,

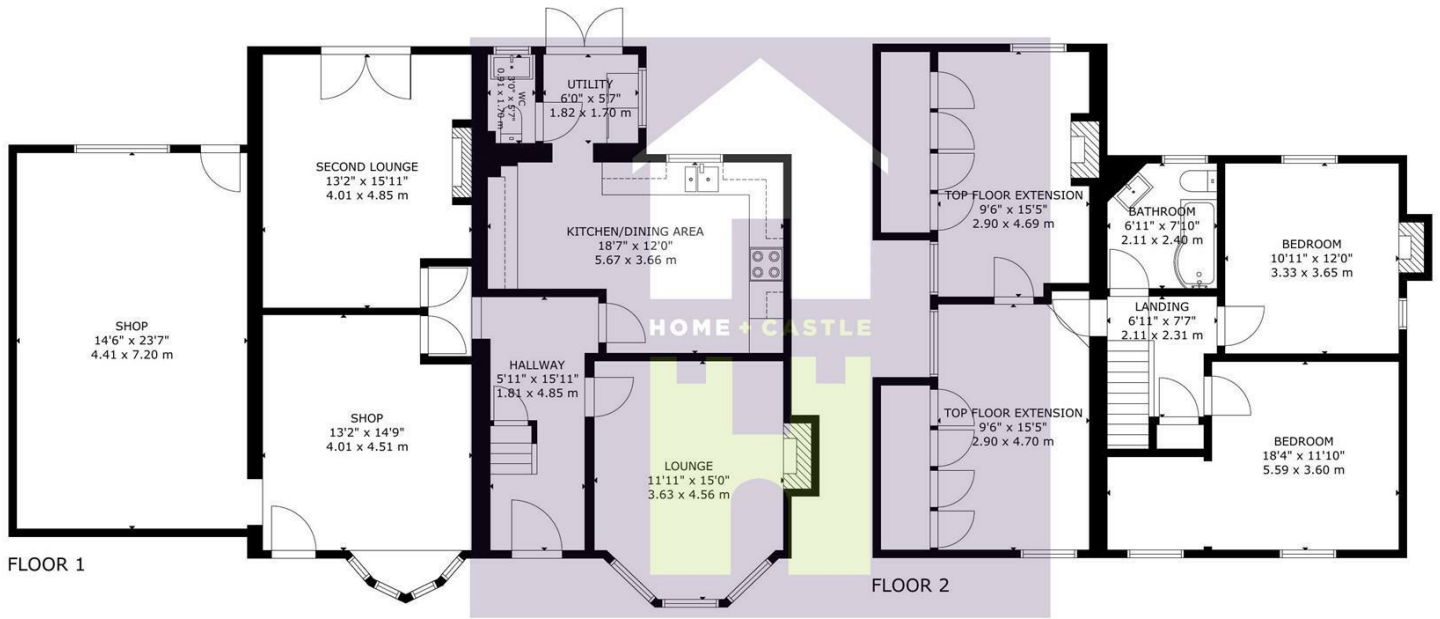
### **Rear Garden**

The garden is relatively secluded with large shrub and tree borders. Extensive paved patio area with steps to the lawned area. Side gate to an area where there is a storage shed and gate taking you to the front of the property. Outside tap, outside lighting. Upvc door to garage.

### **Garage**

Currently used as a craft and storage room but can easily be restored to a garage. Door to rear garden, down lights, power points, double glazed window to rear aspect

# Floor Plan

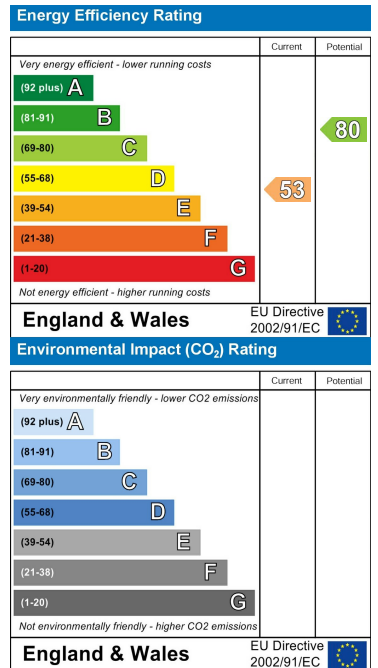


GROSS INTERNAL AREA  
 TOTAL: 205 m<sup>2</sup>/2205 sq.ft  
 FLOOR 1: 126 m<sup>2</sup>/1357 sq.ft, FLOOR 2: 79 m<sup>2</sup>/848 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



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