



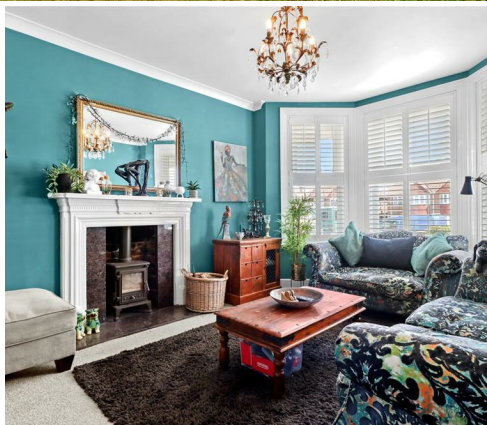
HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED



new
instruction



Hailsham Road, Polegate, BN26 6NJ

Freehold | House - Detached | 3 Bedrooms

Situated on a substantial plot only moments away from Polegate train station. A DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED HOUSE with scope for further accommodation development. Generous driveway with off road parking for numerous vehicles and substantial private rear garden. Other benefits include 2 reception rooms, kitchen dining room. 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

Location

The property is set back from the road, with off road parking. Polegate train station is within walking distance, less than half a mile away, along with the High Street. Nearby is a primary school, access onto the Cuckoo Trail and shops.

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 14'11" x 11'10" (4.56 x 3.63)

A lovely character room having, double glazed bay window, to front aspect, feature fireplace with fitted wood burner. Cornice ceiling, pendant lighting, power points, radiator, carpet.

Kitchen/Breakfast room maximum of 18'7" x 12'0" (maximum of 5.67 x 3.66)

Comprehensive 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.

Utility area 5'10" x 5'6" (1.8 x 1.7)

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

Cloakroom

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

Second Reception Room 15'10" x 13'1" (4.85 x 4)

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

Shop space/Annex 14'9" x 13'1" (4.5 x 4)

Currently set as a retail area, but could suit other businesses or change to a self contained annex. Upvc glazed door to front and double glazed window to the side aspect. Opening to what was the garage.

Shop/Annex/Garage 23'7" x 14'5" (7.2 x 4.4)

The former garage has been converted into a room with

window and glazed door to rear garden. A versatile space that could suit multiple uses.

Landing

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

Bedroom One 18'4" x 11'9" (5.6 x 3.6)

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

Bedroom Two 21'9" x 10'9" (6.65 x 3.3)

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

Bathroom 7'10" x 6'10" (2.4 x 2.1)

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.

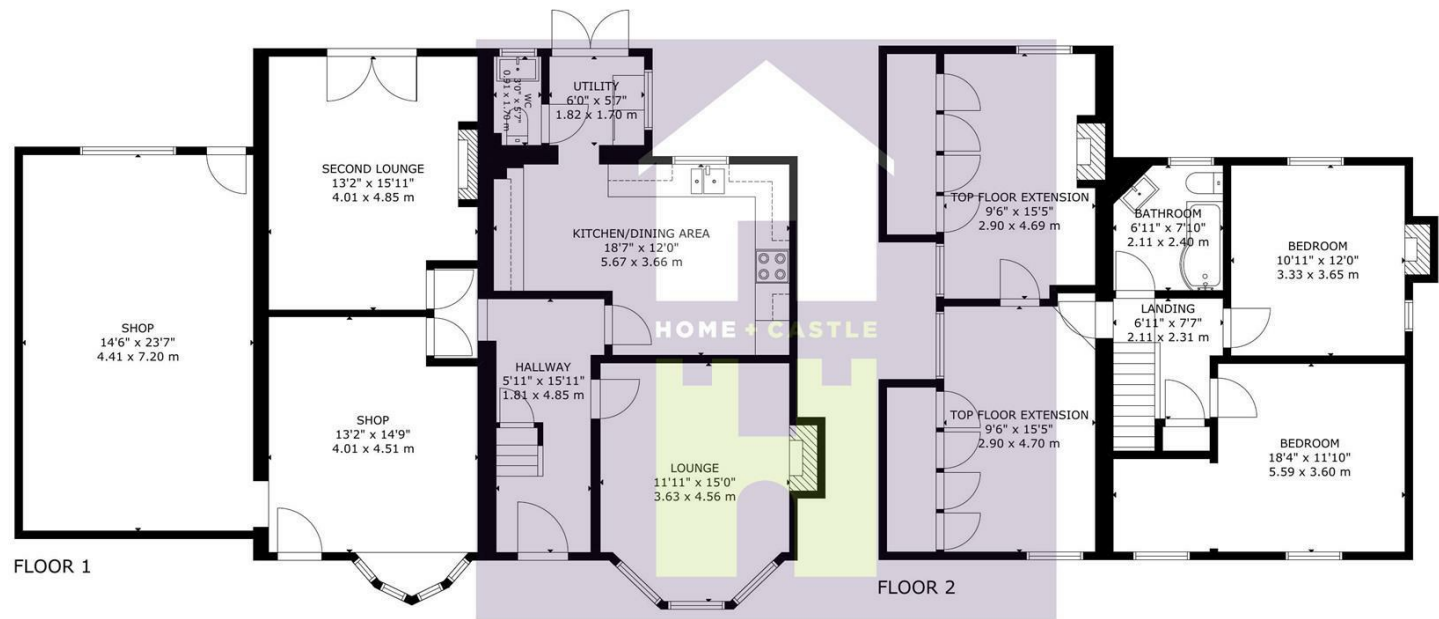
Office/ Storage areas each room measuring 15'5" x 9'6" (each room measuring 4.7 x 2.9)

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

Rear Garden

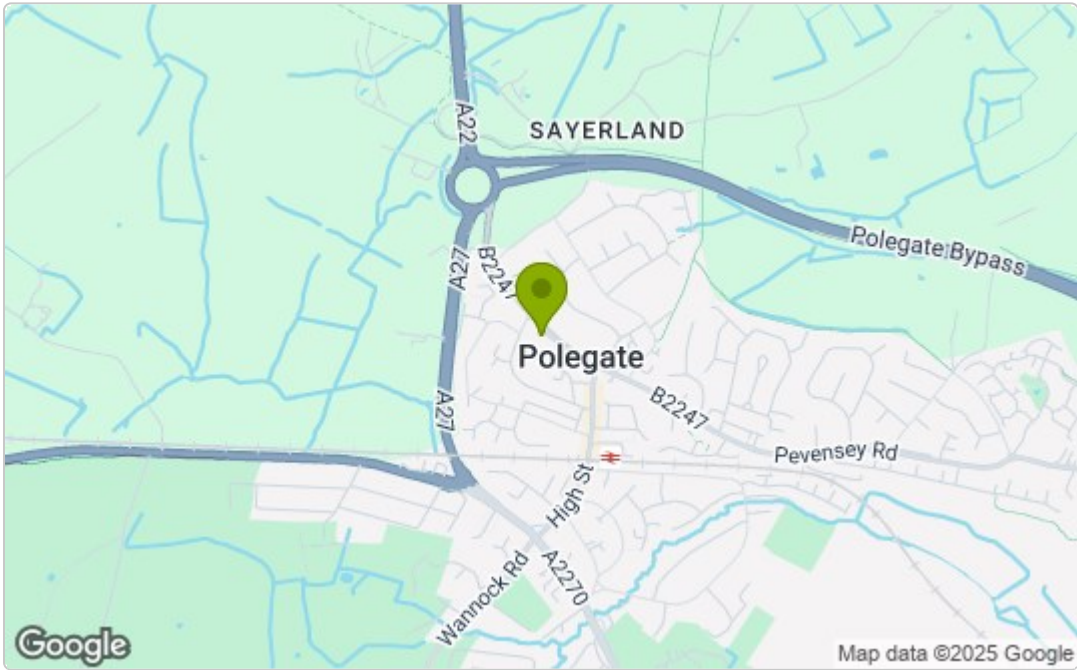
The garden is relatively secluded with large shrub and tree borders. Extensive paved patio area with steps to the lawned area. Side gate to an area where there is a storage shed and gate taking you to the front of the property. Outside tap, outside lighting. Upvc door to former garage.

Floor Plan



GROSS INTERNAL AREA
TOTAL: 205 m²/2205 sq.ft
FLOOR 1: 126 m²/1357 sq.ft, FLOOR 2: 79 m²/848 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



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Energy Efficiency Graph

