



HOME + CASTLE
ESTATE AGENTS

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Heron Ridge, Polegate, BN26 5BJ

Freehold | House - End Terrace | 2 Bedrooms

Home + Castle are delighted to present this 2 bedroom home located in the sought-after Heron Ridge area of Polegate. This delightful house is an ideal first-time buy, boasting a beautiful interior that has been finished to a very high standard. Situated in a perfect commuter location, with Polegate station (with direct links to Brighton, London Gatwick and London Victoria) just a short 0.5 mile walk away, this property offers convenience for those who need to travel for work or leisure. With 2 double bedrooms, this property provides a great space for a small family. The well-presented interior and the proximity to essential amenities make this house a fantastic opportunity for those seeking a comfortable and convenient lifestyle. Don't miss out on the chance to make this lovely turn-key property your new home.

FOR SALE
FREEHOLD
£275,000

Approach

The property occupies a delightful location with allocated parking immediately adjacent to the property entrance. The front garden has a picket fence and is laid to lawn with a pathway leading to the front door and gas/utility cupboard, fish pond, paved patio area.

Entrance Hall

Half glazed front door leading to Entrance hall, pendant light fitting, wood effect laminate flooring.

Lounge/ Diner 14'11" x 14'0" (4.57 x 4.27)

A spacious room with double-glazed bay window overlooking the front gardens. Radiator, wall lights, television point, coved ceilings and wood effect laminate flooring. Open staircase to first floor landing.

Kitchen 12'4" x 5'10" (3.78 x 1.78)

Modern range of base, wall and drawer units with fitted work surfaces, inset single bowl stainless steel sink. Space and plumbing for washing machine, fitted Bosch oven and hob and space for fridge freezer. Down lights, power points, radiator, dual aspect double glazed windows. part tiled walls, ladder style radiator and wood effect laminate flooring.

Landing

Fitted smoke alarm and access hatch to loft space, where the new combination boiler installed, access to the loft. We are advised the loft is part boarded and has a light.

Bedroom 1 '10'9" x 10'7" ('3.28m x 3.23m)

A bright and spacious room with built in double wardrobe with wood panel doors. double glazed window overlooking the front gardens. Additional storage cupboard, pendant light fitting, carpet, radiator and power points.

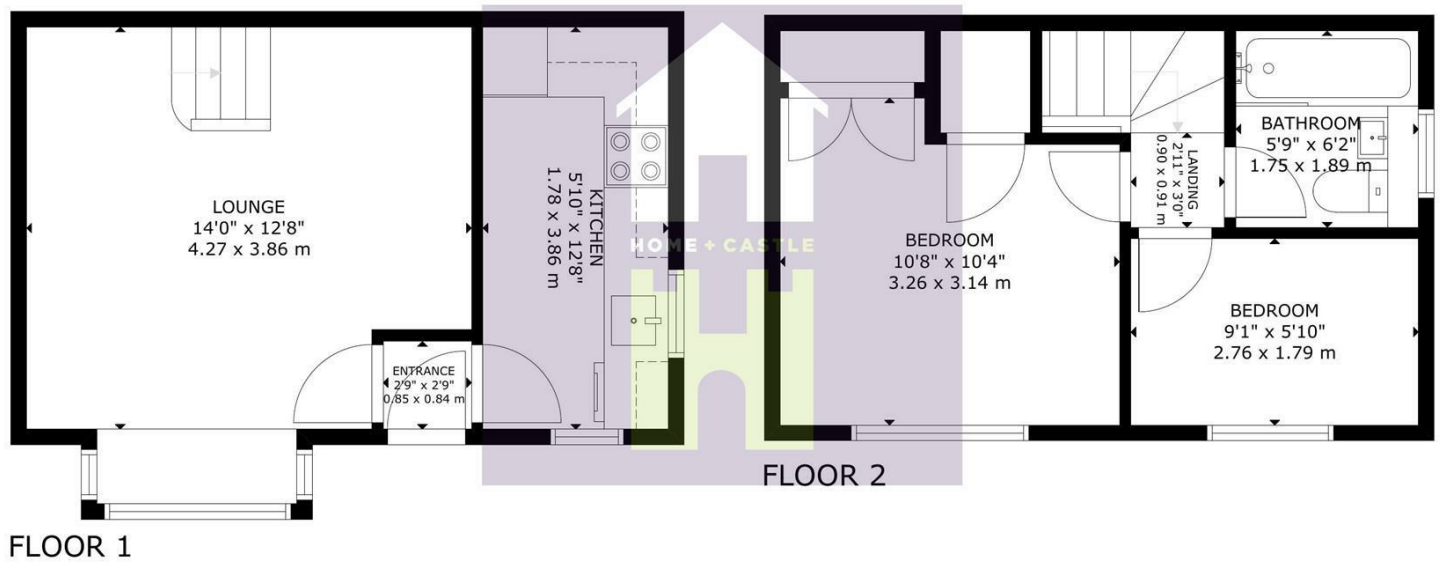
Bedroom 2 9'1" x 6'3" (2.79 x 1.91)

Double glazed window overlooking the front of the property, pendant light fitting, carpet, radiator and power points

Bathroom 6'2" x 5'8" (1.88 x 1.75)

New and modern fitted, panelled bath with fitted chrome shower attachments, bespoke shower screen. Sink set in Vanity unit. WC with concealed cistern, fully tiled walls, chrome ladder style towel rail, laminate wood effect flooring, opaque double glazed window, down lights and coved ceiling.

Floor Plan

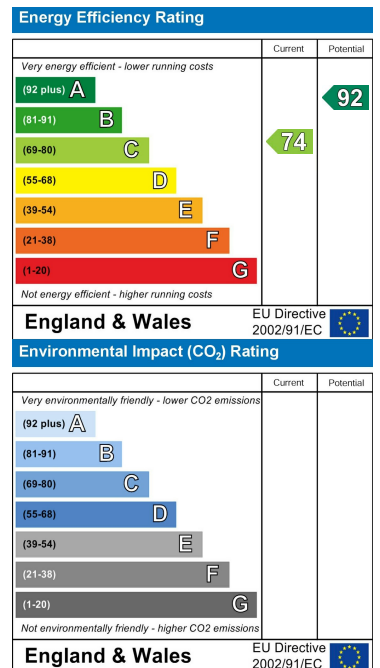


GROSS INTERNAL AREA
 TOTAL: 48 m²/521 sq.ft
 FLOOR 1: 25 m²/271 sq.ft, FLOOR 2: 23 m²/250 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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