



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## High Street, Polegate, BN26 5EP

Freehold | House | 2 Bedrooms

Home + Castle are pleased to advertise this charming 2 Bedroom mid-terrace cottage in ideal location, being within walking distance of Polegate station and the wide variety of shops and amenities available on the High Street.

**FOR SALE**  
**FREEHOLD**  
**£220,000**

## 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 only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

## Front of Property

Small garden area with mature hedge. Path to front door.

### Living Room 13'10" x 12'7" (4.22m x 3.84m)

Open fire place, power points, pendant light, BT point, wall mounted Rointe Kyros Low Consumption electric heater and double glazed window to front of property.

### Kitchen Diner 13'4" x 9'8" (4.06m x 2.95m)

Newly fitted kitchen with wall and base units, drawers, stainless steel sink, Beko freestanding electric cooker, spaces for tall fridge freezer and washing machine. Breakfast bar and space for small table. Double glazed window and half-glazed uPVC door to rear garden. Stairs to 1st floor.

### Bedroom 1 13'10" x 11'4" (4.22m x 3.45m)

Power points, pendant light, wood flooring, Lightening Fibre point and double glazed window to front of property.

## 1st Floor Landing

Wood flooring, pendant light, double socket, wall mounted Rointe Kyros Low Consumption electric heater and single glazed window to rear of property. Stairs to 2nd floor.

### Bathroom 9'10" x 7'7" (3.00m x 2.31m)

Bath with mixer taps, hose attachment and electric Mira Shower. WC, basin, part tiled walls, ceiling light, wall mounted electric Hyco fan heater. Cupboard housing hot water cylinder. Opaque double glazed window to rear of property.

### Bedroom 2 13'11" max x 12'10" max (4.24m max x 3.91m max)

Wood flooring, power points, pendant light, wall mounted Rointe Kyros Low Consumption electric heater, double glazed window to front of property.

## Rear of Property

Good sized garden (requires work) with brick built shed (6' x 6') for storage.

## Additional Information

There is a gas supply to the property should a new owner want to convert to Gas Central Heating.

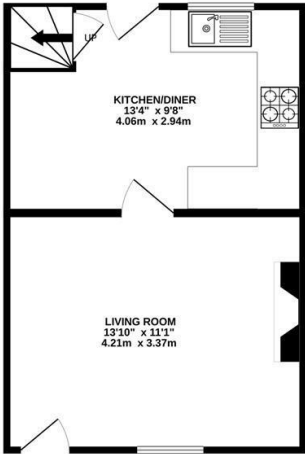
Council Tax Band - B

Energy Performance Rating - E

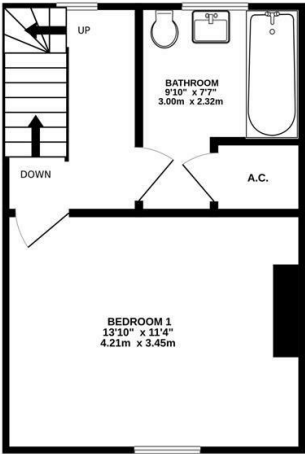


Floor Plan

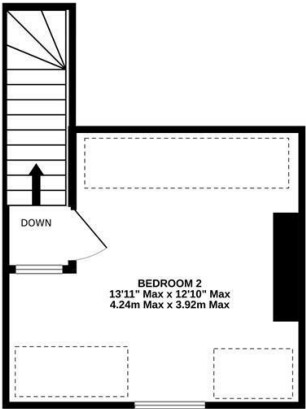
GROUND FLOOR  
200 sq.ft. (20.0 sq.m.) approx.



1ST FLOOR  
201 sq.ft. (20.1 sq.m.) approx.

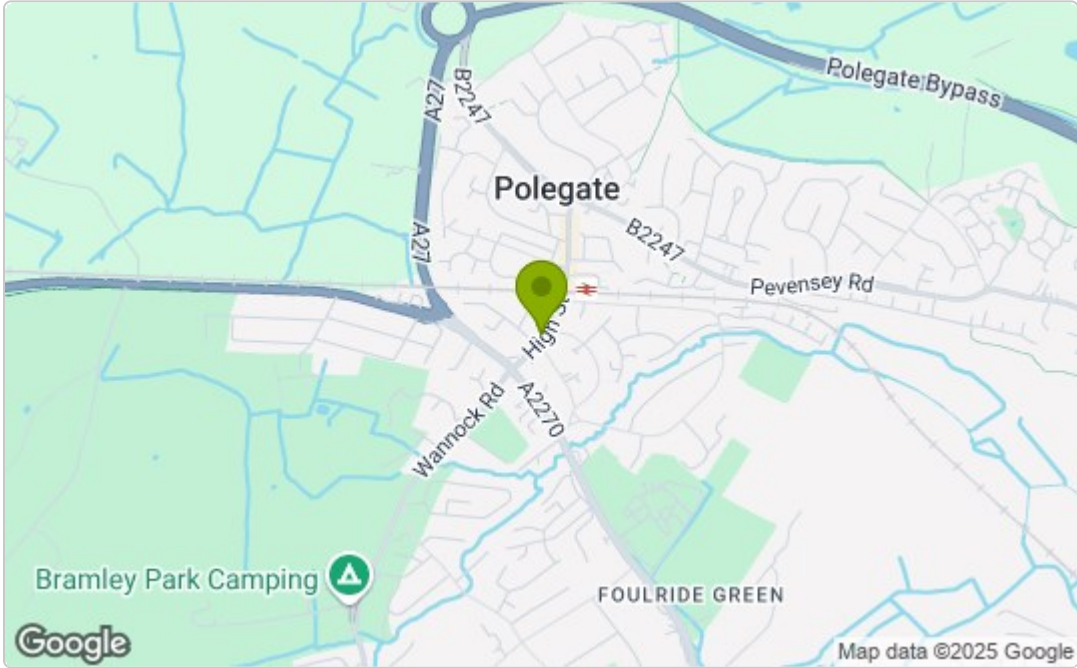


2ND FLOOR  
190 sq.ft. (17.0 sq.m.) approx.



2 BEDROOM MID-TERRACE COTTAGE  
TOTAL FLOOR AREA : 751 sq.ft. (69.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

