



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

VIEWING HIGHLY
RECOMMENDED



St. Leonards Terrace, Polegate, BN26

2 Bedroom End of Terrace House

Home + Castle are pleased to advertise this well presented, CHAIN FREE, 2 bedroom end of terrace property within walking distance of Polegate High Street and Station. Features include gas central heating, double glazing and allocated parking bay.

FOR SALE
FREEHOLD
£270,000

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested.

Front of Property

Paved front garden with flower bed and pathway to uPVC front door. Side access leads to gate and rear garden.

Hallway

Vinyl flooring, fitted smoke alarm, power points, pendant light, stairs to first floor and double glazed door to Lounge Diner.

Lounge Diner 14' x 11'10" (4.27m x 3.61m)

Double glazed window to front aspect, carpet, radiator, power points, ceiling light fitting, telephone point, under stairs cupboard housing utility meters, glazed door to Rear Lobby.

Rear Lobby

Vinyl flooring, pendant light, wall mounted thermostat, double glazed door to rear garden, access to cloakroom and door to Kitchen.

Kitchen 8'8" x 6' (2.64m x 1.83m)

Range of base wall and drawer units with fitted work surfaces. Stainless steel single sink and drainer. Spaces for washing machine, fridge freezer and cooker. Wall mounted Glow Worm combi Gas boiler, power points, fitted lights and airing cupboard. Double glazed window to rear garden.

WC

WC and basin with opaque double glazed window to rear of property.

Stairs from hallway to 1st Floor

Landing

Carpet, fitted smoke alarm and access to loft.

Bedroom 1 12' x 11'2" (3.66m x 3.40m)

Double glazed window to the front aspect, carpet, radiator, built in wardrobe with rails and shelving. Power points and pendant light.

Bedroom 2 9' x 7'4" (2.74m x 2.24m)

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

Bathroom 7'5" x 5'6" (2.26m x 1.68m)

Bath with fitted mixer tap and shower attachment, pedestal sink, WC, vinyl flooring, radiator, fully tiled walls. opaque double glazed window to rear of property. Ceiling light.

Rear Garden

Paved patio and artificial turf with paved borders.

Outside tap and shed for storage. Gate offering access to side which leads to front of property.

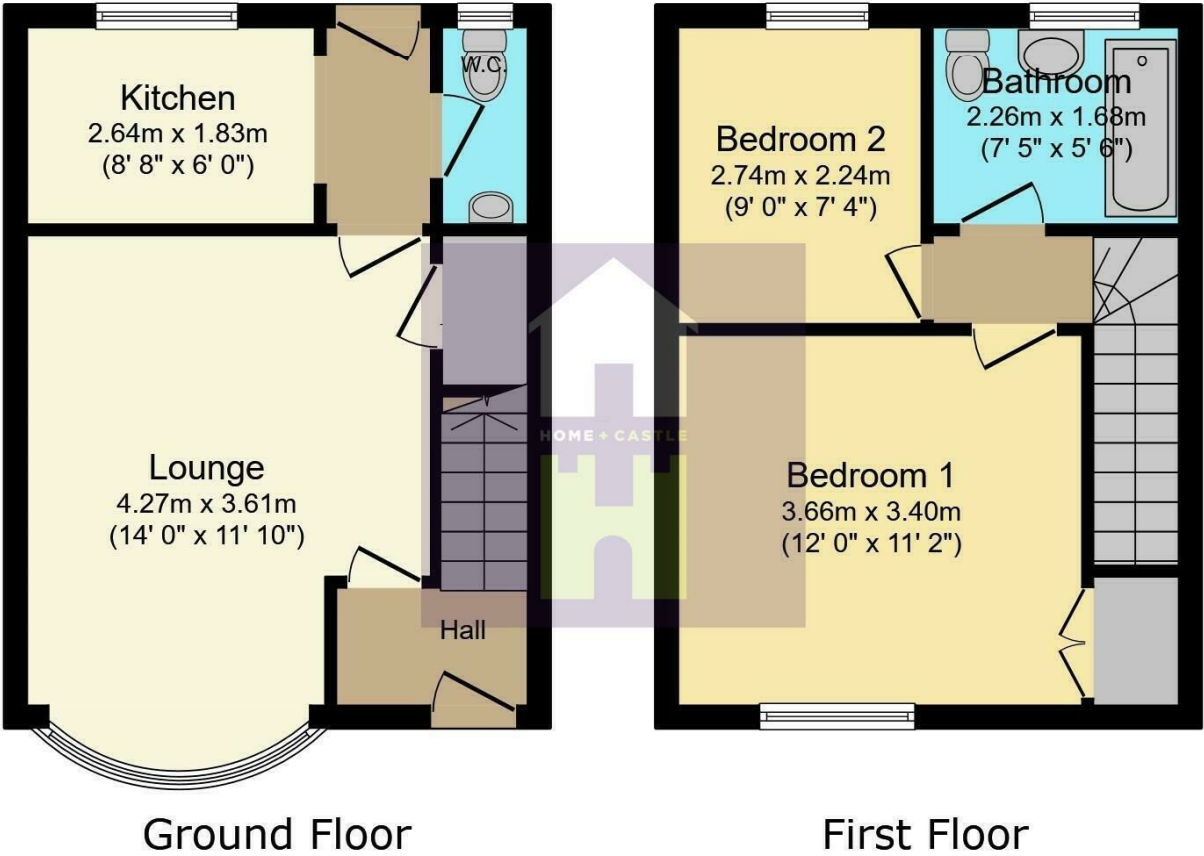
Allocated Parking

Allocated parking space at end of the terrace. Numbered 8.

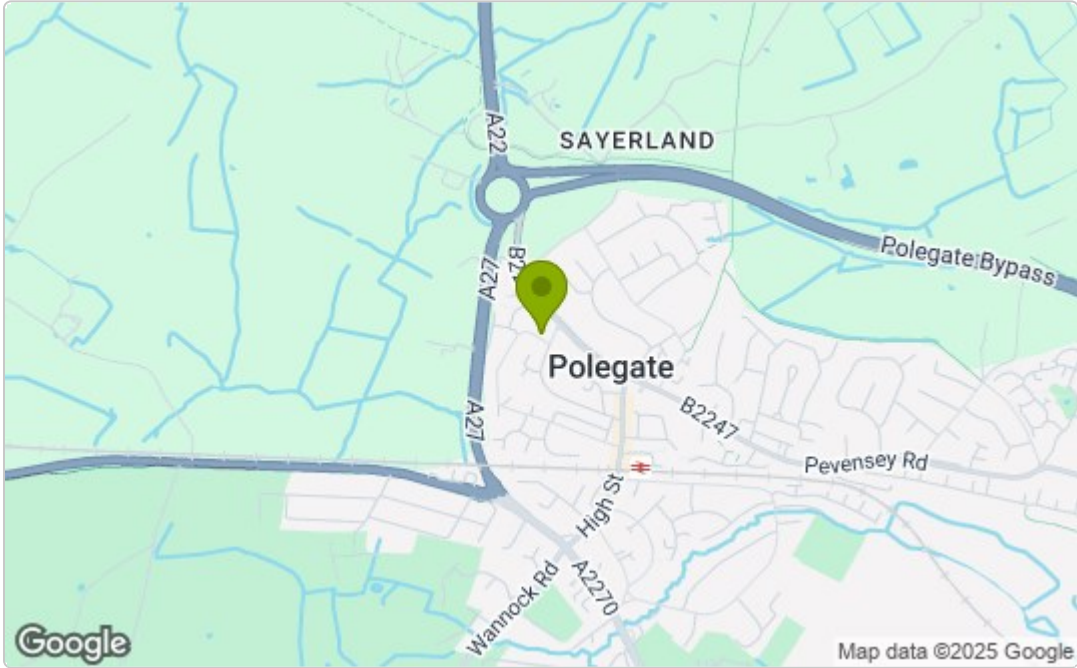
Additional Information

Energy Performance Rating - C
Council Tax Band - C

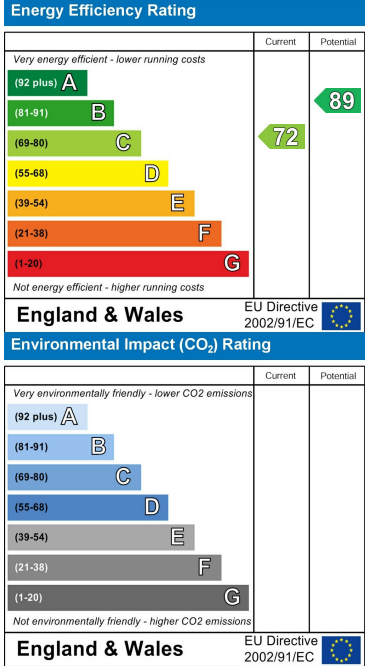
Floor Plan



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