



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED



new
instruction



Greenleaf Gardens, Polegate, BN26

Freehold | House | 2 Bedrooms

An extended two bedroom, semi detached house that is now in need of modernisation. Offered chain free, the property has off road parking with a single garage. The house is located half a mile from Polegate train station and also within walking distance to local primary school and access onto the Cuckoo Trail.

FOR SALE
FREEHOLD
£280,000

Location

The house is located in Polegate, popular with families due to proximity to a local primary school. Also access onto the Cuckoo trail, ideal for bike rides, dog walks or hikes. Polegate train station is only half a mile away which connects to Lewes, Brighton & London Victoria. Polegate also has it's own High Street with range of shops, cafes and facilities.

Additional Information

Council Tax Band: C - Wealden

EPC Rating: E

Property Note: Please be aware that the house has spray foam insulation in the roof space. It does has a re circulation fan installed.

Approach

The front garden is laid to lawn with off road parking running to the side leading down to the garage.

Enclosed Porch

Brick built porch with windows to 3 side, Upvc door.

Entrance Hallway

Radiator, double glazed window, storage cupboard.

Open Plan

Lounge 15'10" x 12'11" (4.84 x 3.96)

Double glazed window, fireplace, radiator and fitted carpet. Under stairs cupboard.

Dining Area 20'6" x 8'0" (6.27 x 2.46)

Located in the rear extension with sliding patio doors to garden.

Kitchen

The dining area is open to the kitchen which is in need of modernisation. A range of wall and floor units, with single bowl stainless steel sink, breakfast bar. Larder cupboard, double glazed window overlooking rear garden. Tiled flooring.

Landing

With airing cupboard housing Worcester boiler, shelving and radiator. Window on stairway. Loft hatch.

Bedroom One 12'11" x 10'2" (3.96 x 3.12)

Fitted carpet, storage cupboards, large dormer window, pendant light fitting and radiator.

Bedroom Two 12'8" x 9'4" (3.88 x 2.87)

Double glazed window, fitted carpet, pendant light fitting, radiator> Large storage cupboard.

Bathroom 6'9" x 6'4" (2.07 x 1.94)

Paneled bath with thermostatic shower over, basin, part tiled walls , double glazed window and radiator.

W.C

Toilet, double glazed window.

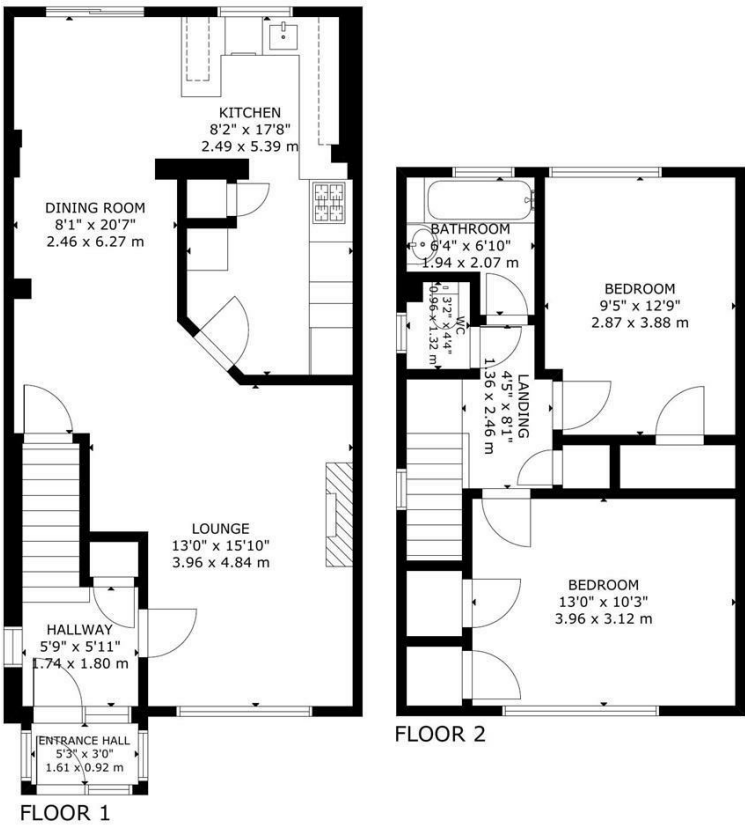
Rear Garden

Step out from the dining area onto a patio leading onto lawn, bordered by fencing.

Garage & Driveway

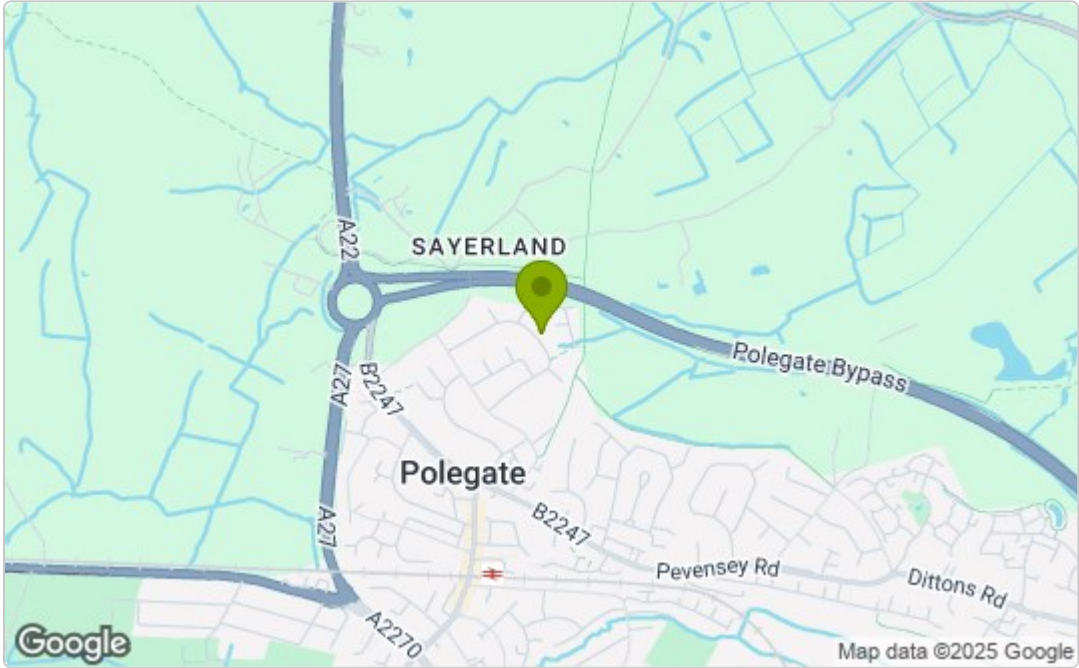
Driveway, with ample off road parking, leads to the single garage which has an up and over door. Upvc side door from the garage to the garden.

Floor Plan



GROSS INTERNAL AREA
TOTAL: 93 m²/1,005 sq ft
FLOOR 1: 54 m²/580 sq ft, FLOOR 2: 39 m²/425 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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

