



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



Porters Way, Polegate, BN26 6AP

Freehold | House - Semi-Detached | 3 Bedrooms

An ideal family home, with modern accommodation and perfectly positioned in Polegate. The living space offers lounge dining room with separate kitchen overlooking the rear garden. Two double bedrooms and modern bathroom. Externally the property has off road parking, garage and lawn gardens. Polegate train station and High Street are within walking distance, great for commuters and those needing facilities nearby.

FOR SALE
FREEHOLD
£335,000

Approach

Situated at the end of the cul de sac, the property has an off road parking space leading to the garage. There also is a lawn area to the side and paved walkway leading to the front door and onward to the gate access to rear garden.

Council Tax Band: C - Wealden

EPC Rating: C

Entrance Hall 9'2" x 4'1" (2.8 x 1.25)

Double glazed door and window, laminate flooring flowing through to;

Living Room 19'8" x 14'5" maximum of (6 x 4.4 maximum of)

A spacious room with areas for both lounge and dining. Natural light comes through the double glazed windows and patio doors which open to the rear garden. Under stairs storage cupboard, radiators and pendant lighting. Door opening to garage.

Kitchen 9'10" x 6'6" (3 x 2)

Fitted with a range of wall and floor units finished with grey gloss cabinetry and complementary wood effect work top. One and half bowl sink with drainer with mixer tap. Double glazed window over looking rear garden.

Ceramic hob, electric oven and extractor over, space for washing machine and fridge freezer. Inset spotlights and laminate flooring.

Landing

Loft hatch, carpet and cupboard housing hot water cylinder.

Bathroom

Contemporary suite comprising of paneled P shaped bath with glazed screen, mixer tap and thermostatic shower. Toilet with concealed cistern, basin with storage cupboard below. Ladder style radiator, vinyl flooring and double glazed window with obscured glass.

Bedroom One 11'5" x 10'2" (3.5 x 3.1)

Double glazed window to the rear aspect, carpet, radiator and pendant light. Double built in wardrobe with oak doors.

Bedroom Two 10'5" x 9'10" (3.2 x 3)

Double glazed window to the front aspect, radiator and carpet. Built in double wardrobe with oak doors.

Bedroom Three 7'6" x 7'2" (2.3 x 2.2)

Double glazed window to front aspect, radiator and carpet.

Garage 16'0" x 8'0" (4.9 x 2.45)

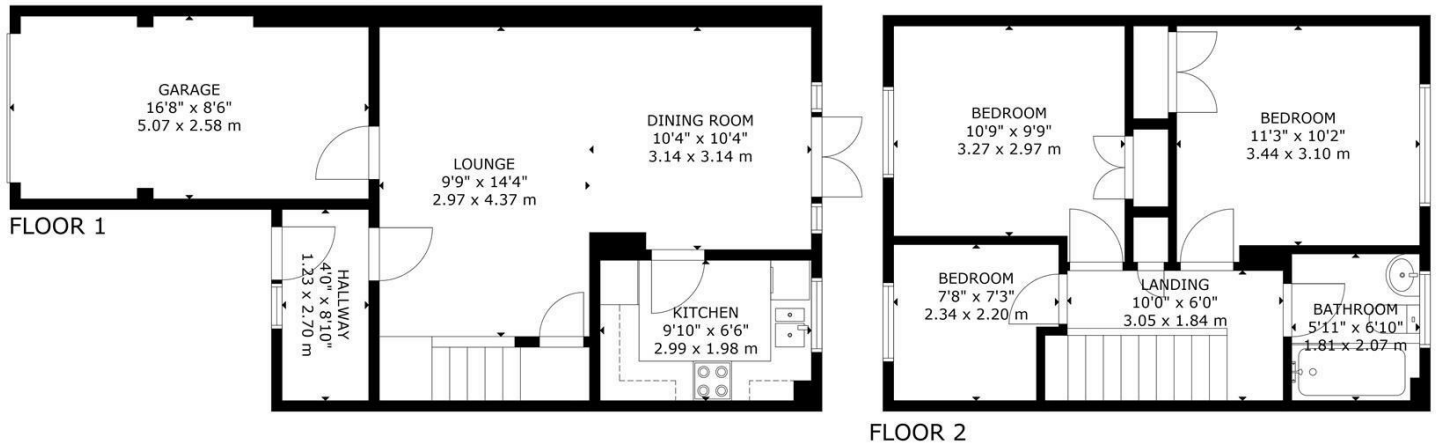
Up and over door, power points, fuse board and range of wall and floor units.

Rear Garden

A paved patio area with two steps leading up to the lawn. Fence and side access gate.

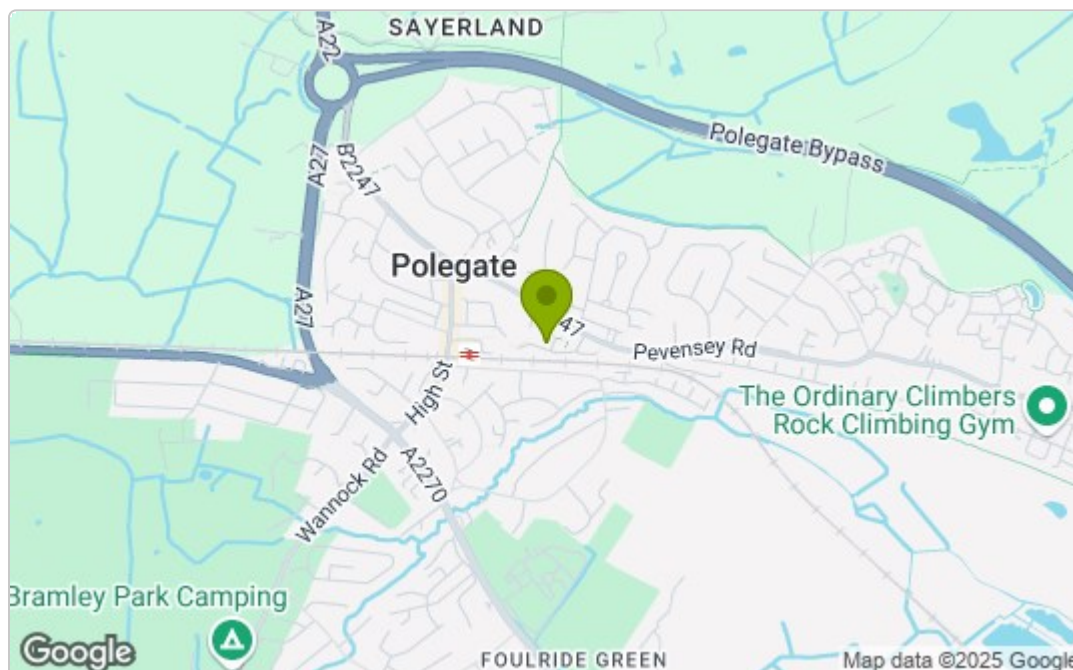
Additional Information

Floor Plan

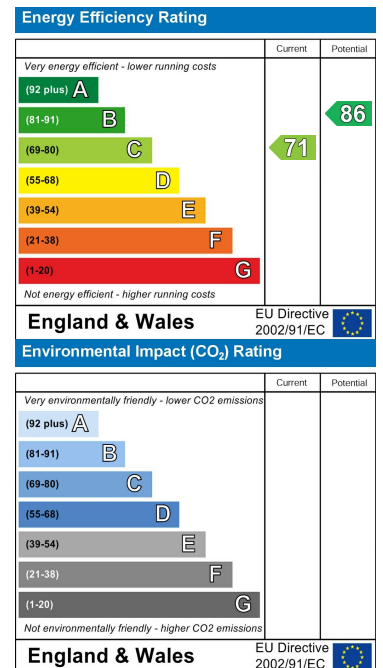


GROSS INTERNAL AREA
TOTAL: 75 m²/810 sq ft
FLOOR 1: 36 m²/387 sq ft, FLOOR 2: 39 m²/423 sq ft
EXCLUDED AREAS: GARAGE: 13 m²/137 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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