



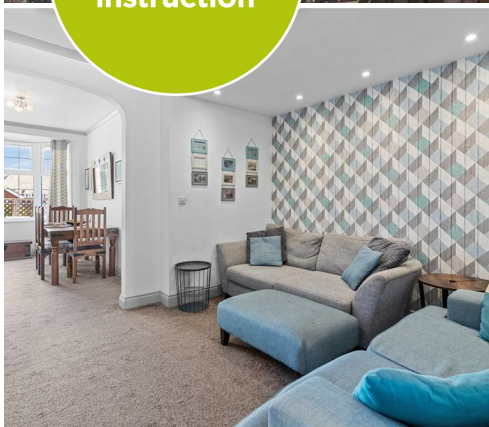
HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



Hailsham Road, Polegate, BN26 6NN

Freehold | House | 2 Bedrooms

CHAIN FREE!! A beautifully presented, modern two bedroom house situated in the heart of Polegate. The home is perfectly located within walking distance of the High Street and Mainline train station serving London Victoria, Gatwick airport and Eastbourne town centre. Ideally positioned with access to the A22 & A27 and in the catchment to Polegate school. Viewing highly recommended.

FOR SALE
FREEHOLD
£260,000

Location

Polegate's fantastic range of amenities, shops, eateries on the High Street are within walking distance of this home. The train station with connections to Lewes, Brighton and London Victoria is also within a short walk.

Approach

The front garden is mainly paved with a pathway leading to the front door which has a tiled canopy porch over.

Hallway 4'9" x 12'5" (1.45 x 3.79)

A double glazed door opens into the hallway with half height panelling leading up the stairway. Vinyl flooring, vertical radiator and under stairs storage cupboard.

Open Plan Reception Room

Dining 8'11" x 13'10" (2.74 x 4.23)

Bay window with double glazed units, cornice, radiator and powerpoints. Carpet flows through the archway to;

Lounge 14'2" x 11'9" (4.34 x 3.60)

Cupboard housing boiler, cornice, radiator, ceiling light and powerpoints.

Kitchen 12'9" x 8'10" (3.91 x 2.70)

Fitted with a range of wall base and drawer units finished with pale blue cabinetry and stone effect worktop. Integrated slimline dishwasher, space for cooker with extractor over and further spaces for washing machine and fridge freezer. Inset ceiling spotlights and vinyl flooring. Vertical radiator, double glazed window and double glazed door which leads out to the rear garden.

Landing

Carpet, pendant light and access to the loft.

Bathroom 6'0" x 8'8" (1.85 x 2.65)

A contemporary white suite comprising of 'p' shaped bath which has mixer taps and a thermostatic shower over with dual shower heads. Toilet and basin with storage beneath. Double glazed window with opaque glass, chrome ladder style radiator, ceiling light and vinyl flooring.

Bedroom One 14'7" x 12'0" (4.47 x 3.66)

Having a large double glazed window to front aspect and fantastic range of built-in storage with wardrobes and wall shelving. Radiator, carpet, ceiling light and additional storage cupboard over the stairs.

Bedroom Two 8'1" x 11'10" (2.47 x 3.62)

Double glazed window, overlooking the rear garden, carpet, powerpoints, and pendant light.

Rear Garden

A south westerly garden with a patio area that leads onto lawn area. A rear gate provides access. Wooden shed with double glazed patio doors that has power points. Plus a further smaller wooden storage shed.

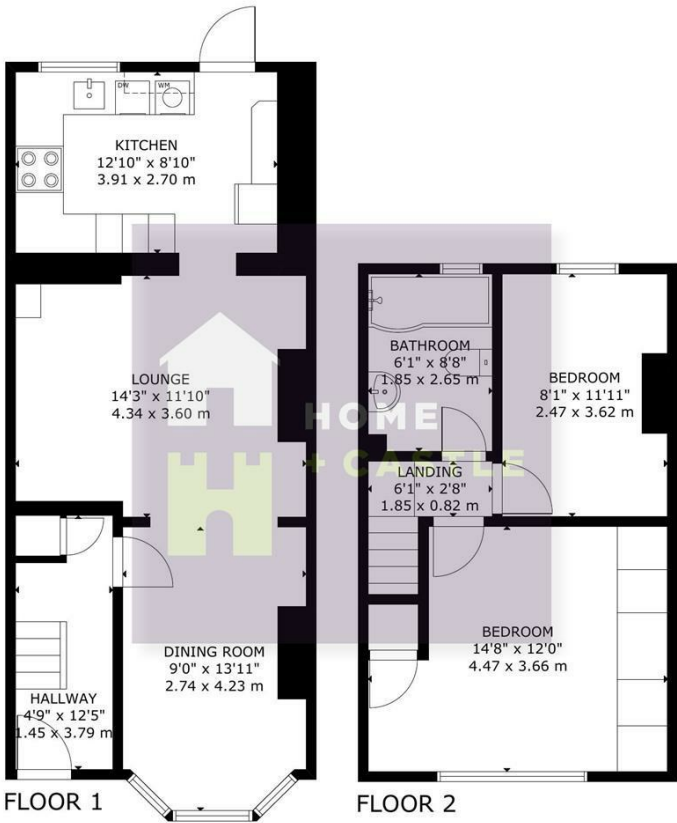
Additional Information

EPC Rating: C

Council Tax Band: B

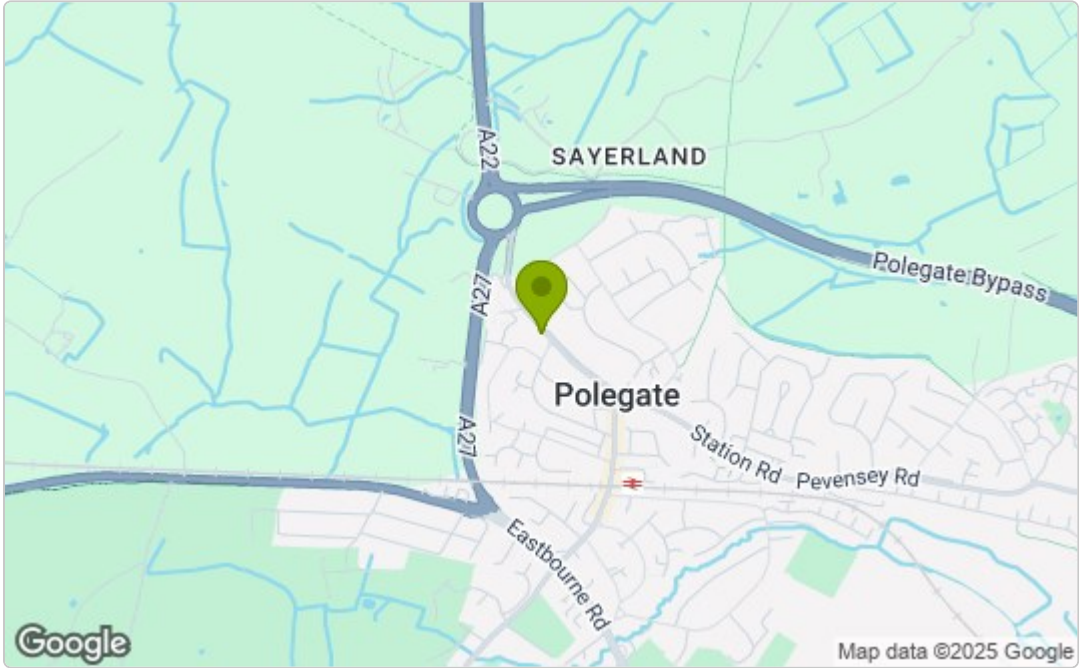
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan



GROSS INTERNAL AREA
TOTAL: 78 m²/841 sq.ft
FLOOR 1: 45 m²/484 sq.ft, FLOOR 2: 33 m²/357 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

