



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



Barons Way, Polegate, BN26 5JJ

3 Bedroom House

Home + Castle are pleased to advertise this lovely 3 bedroom home withing walking distance of schools, shops, playing fields with play ground, and Polegate Station. Features include spacious lounge diner, conservatory, double glazing, gas central heating with gardens front and rear. There is also a garage located to the rear of the property.

TO LET

£1,375 PCM

Dimensions

Dimensions supplied are approximate, to be used for guidance purposes only and do not form part of any contract.

Front of Property

Garden with path leading to entrance porch.

Entrance Porch

Door to hallway.

Hall

Stairs to 1st floor.

Living/Dining Room 22'6" x 12'0" (6.88m x 3.66m)

Dual aspect with double glazed window to front of property and double glazed sliding doors to conservatory and garden. Power points, radiators x 2 and carpet.

Conservatory 8'0" x 7'8" (2.44m x 2.34m)

Tiled floor. Double glazed door to patio and garden.

Kitchen 10'2" x 8'9" (3.12m x 2.69m)

Good sized kitchen with range of wall and base cupboards. Plenty of worktop and an area which could be used as a breakfast bar. Built-in gas hob and double electric oven with extractor hood. Plumbing for washing machine. Space for tall fridge freezer. Cupboard housing VIESMANN combi boiler. Double glazed window and half-glazed door to patio area and back garden.

First Floor Landing

Carpet.

Bedroom 1 12'0" x 11'3" (3.66m x 3.43m)

Double glazed window overlooking rear garden. Power points, radiator and carpet.

Bedroom 2 11'1" x 10'2" (3.38m x 3.1m)

Double glazed window to front of property. Power points, radiator and carpet.

Bedroom 3 7'6" x 6'2" (2.31m x 1.88m)

Double glazed window to front of property. Power points, radiator and carpet.

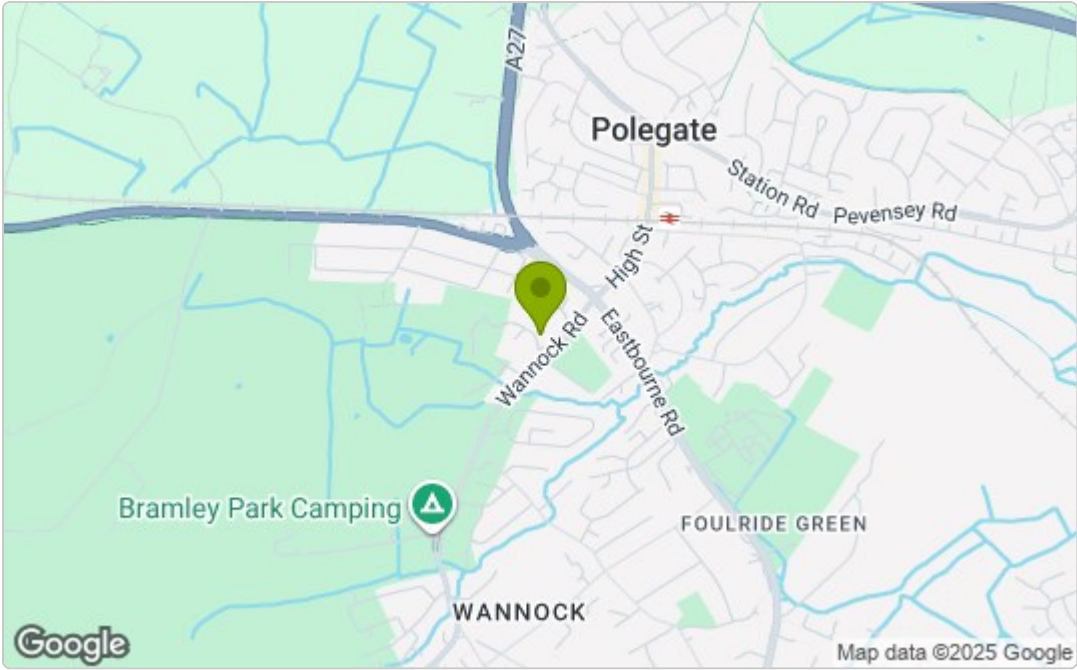
Bathroom

Bath with screen and shower over. WC, basin with vanity unit and opaque double glazed window to rear of property. Vinyl flooring.

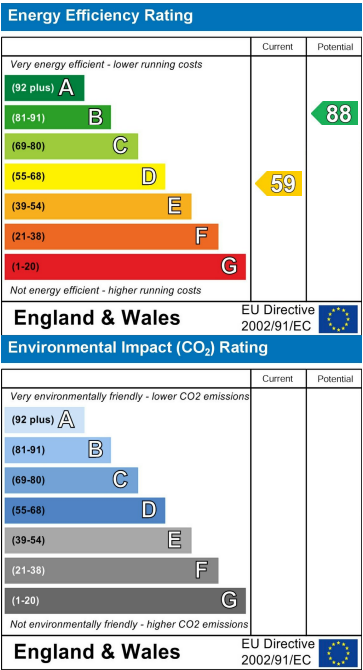
Rear Garden

Enclosed rear garden, mostly laid to lawn with borders and patio area.

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.