

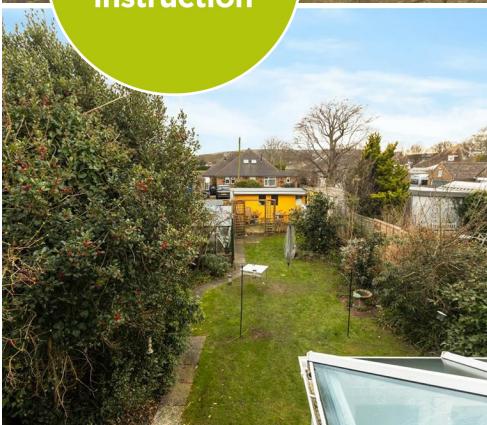


**HOME + CASTLE**  
ESTATE AGENTS

**Home and Castle Estate Agents**  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



**new  
instruction**



**Eastbourne Road, Polegate, BN26 5DL**

Freehold | House - Semi-Detached | 4 Bedrooms

A well proportioned home that comes with off road parking and a garage that are located to the rear. The deceptively spacious and extended accommodation affords two reception rooms, conservatory, downstairs cloakroom, kitchen breakfast room, family bathroom and four bedrooms. Beautiful views of The South Downs can be enjoyed from the garden and property. It is conveniently located within walking distance of Polegate's train station and High Street. Viewing is highly recommended to appreciate what this home has to offer.

**FOR SALE  
FREEHOLD  
£349,000**

## Location

This property is ideal for those looking to be near to fantastic transport connections as well as having amenities nearby. Polegate train station is within walking distance and offers connections to London Victoria, Brighton and Lewes. Alternatively for those travelling by road the A27 & A22 are easily accessible. Polegate High Street has an array of shops, amenities and eateries. The historic Cuckoo trail is also near the High Street and is a great route for dog walkers and cyclists alike.

## Approach

Steps lead up to the front garden which has lawn area and pathway leading to the front door.

## Hallway

Double glazed uPVC door opens into hallway, which has double glazed window to the side aspect, wood panelling, carpet, exposed wood doors and woodwork including the under stairs cupboard. Ceiling light and radiator.

## Cloakroom

Toilet, wall hung basin, ceiling light and double glazed window with obscured glass.

## Living Room 15'1" x 12'6" (4.61 x 3.82)

A well proportioned room with double glazed windows to the front aspect. Picture rail, carpet and fireplace with surround. Central ceiling light, radiator and powerpoints.

## Kitchen 14'4" x 9'3" (4.38 x 2.82)

The extended kitchen has a range of wall and floor units finished with black stone effect complementary worktop. Range cooker, space for washing machine and dishwasher. Double glazed door that leads out to side access as well as double glazed window that has views over the garden through the conservatory. There's also a double glazed window to the side aspect. Glow-worm boiler, radiator and ceiling light.

## Dining Room 17'6" x 9'7" (5.35 x 2.93)

This second reception room has also been extended and has two ceiling lights, built in storage cupboard, radiator and powerpoints.

## Conservatory 14'4" x 7'2" (4.37 x 2.19)

Double glazed to two sides with French doors leading out to the rear garden. The pitched roof is also glazed and has a built fan unit and lighting. Wall mounted heater and powerpoints.

## Landing

Double glazed window to the side aspect allowing natural light in. Carpet, half height wood pannelling, loft hatch with integrated ladder and doors to principal rooms.

## Bedroom One 13'10" x 10'6" (4.23 x 3.22)

Two double glazed windows to the front aspect, picture rail, ceiling lights, carpet and powerpoints.

## Bedroom Two 10'10" x 9'8" (3.31 x 2.96)

Beautiful views of The South Downs can be enjoyed from this room. Carpet, radiator, ceiling light, picture rail, powerpoints and built in storage cupboard.

## Bedroom Three 9'11" x 9'1" (3.04 x 2.78)

Double glazed window overlooking the rear garden and views onward to The South Downs. Radiator, carpet, picture rail, ceiling light. Built in cupboard housing water pump.

## Bathroom 6'5" x 5'9" (1.98 x 1.77)

A fully tiled room fitted with toilet and wall hung basin. Bath with mixer tap that has a shower attachment and separate thermostatic shower over. Double glazed window with obscured glass, large mirror, radiator, vinyl flooring and extractor.

## Bedroom Four 8'9" x 8'5" maximum of (2.68 x 2.57 maximum of)

Double glazed window to the front aspect, picture rail, ceiling light, radiator, carpet and powerpoints.

## Rear Garden

The mature garden has a lovely array of shrubbery, fruit trees and plants. There are two patio areas, lawn and a pathway leading up to the garage. The shed and greenhouse are on a hard standing area in front of the large gate so could offer further off road parking if required.

## Garage 15'11" x 8'2" (4.87 x 2.5)

Fitted with an up and over door.

## Off Road Parking

Adjacent to the garage is a hard standing off parking area that has a gate allowing access into the garden. Prospective buyers are welcome to park in this space when attending a viewing.

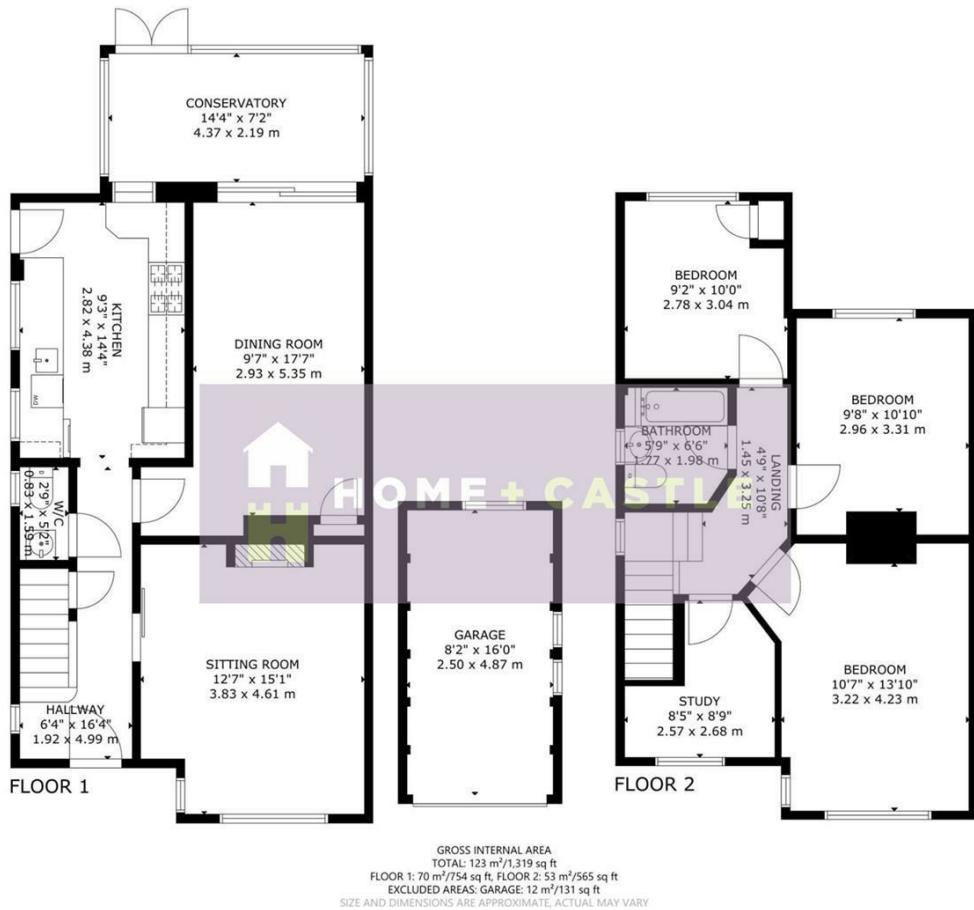
## Additional Information

EPC Rating: D

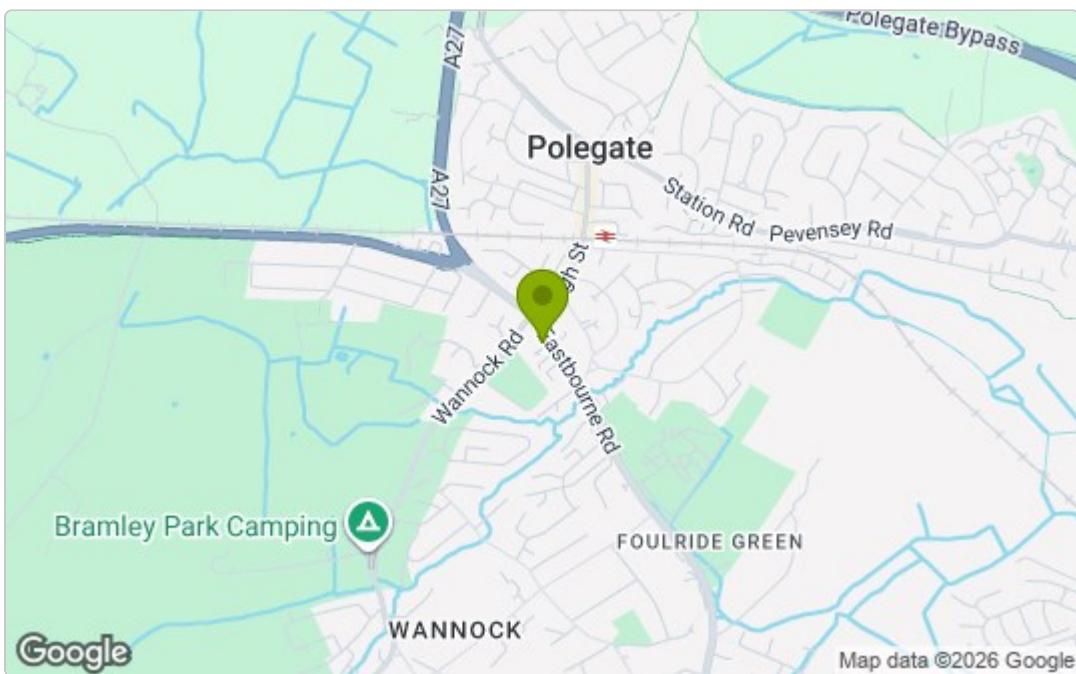
Council Tax Band: C

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.

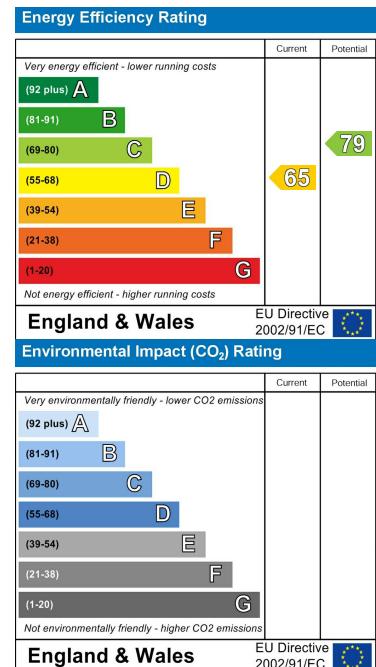
## Floor Plan



## 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.