



39 St Marys Aberdale Road  
Polegate, BN26 6NH

£425,000





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Phil Hall Estate Agents is delighted to bring to the market this spacious detached family home offering versatile accommodation throughout set in a popular and sought after location with some truly amazing views to the view over open fields.

Features include three/five bedrooms, ensuite shower room to the master bedroom, separate family bathroom, spacious living room, stunning kitchen/dining room, ground floor cloakroom, entrance porch, off road parking and a private rear garden.

Located in Aberdale Road with excellent access to the Cuckoo trail, making this perfect for any keen walkers or dog walkers and ideally situated with easy access to local schools, shops, Polegate high street and train station.

Upon entering the property you approach the front porch with a double glazed door leading into the entrance hall with access to the ground floor accommodation and stairs leading to the first floor landing. The spacious living room offers good space with a set of double door leading into the stunning kitchen.

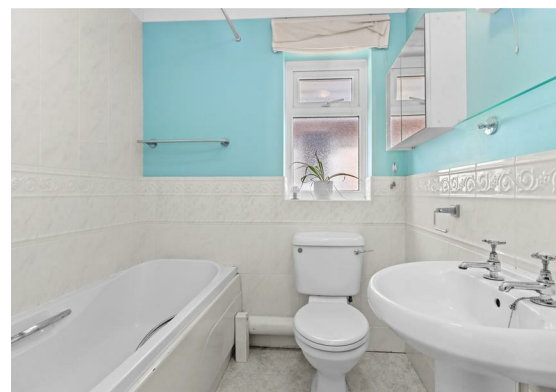
The extended kitchen/dining room is beautifully presented with a range of wall mounted and matching base units with work surface over. It comes complete with a one and a half bowl sink unit, integrated oven and space for a selection of appliances which includes a range cooker, fridge and freezer. There is breakfast bar area and plenty of space for a dining room with a set of double glazed doors leading to the rear garden.

Back from the entrance hall is two further reception rooms which could be used as bedroom four and five. Leading up the stairs to the first floor landing is three bedrooms and the family bathroom. Bedroom one was previously two separate bedrooms and benefits with some amazing views to the view and an ensuite shower room. Bedroom two and three are both front facing and the family bathroom.

To the front is a driveway providing off road parking for several vehicles and to the rear is a private garden with a patio area and lawn with side access







Entrance Porch

Entrance Hall

Ground Floor Cloakroom

Living Room

19'9" x 12'11" (6.04 x 3.95)

Kitchen/Dining Room

19'9" x 15'3" (6.03 x 4.66)

Bedroom Four / Reception Room

17'0" x 7'4" (5.20 x 2.26)

Bedroom Five / Reception Room

12'7" x 7'5" (3.84 x 2.28)

First Floor Landing

Bedroom One

19'9" x 10'1" (6.02 x 3.08)

Ensuite Shower Room

Bedroom Two

11'2" x 8'6" (3.41 x 2.60)

Bedroom Three

10'7" x 8'2" (3.24 x 2.49)

Bathroom



## Floor Plan



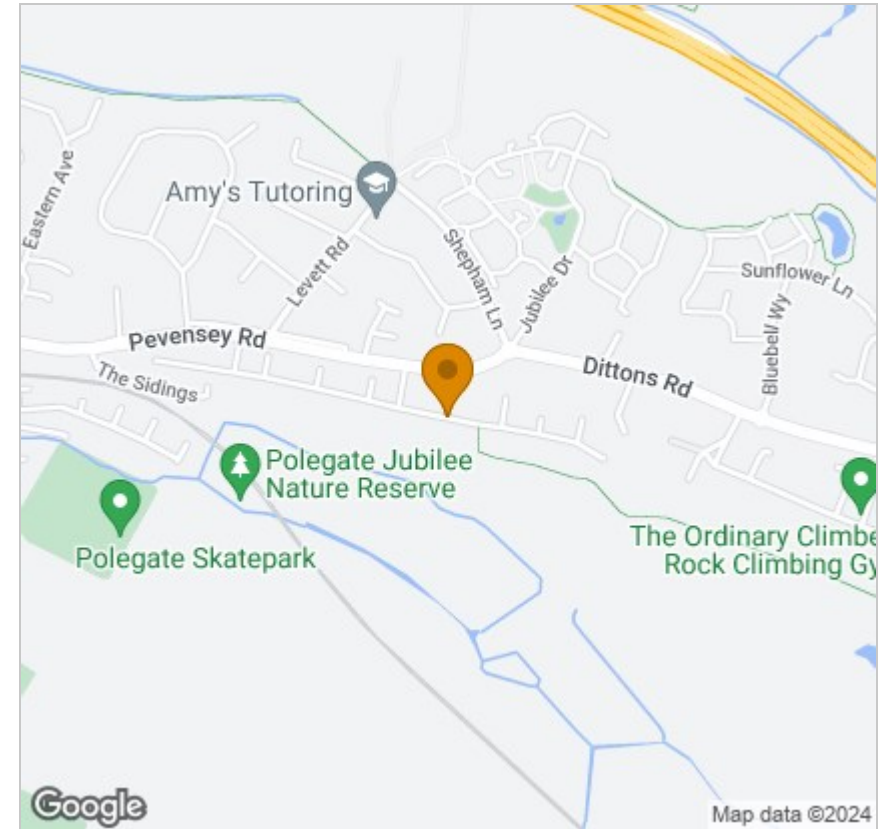
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

