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48 High Street | Polegate | East Sussex | BN26 6AG

Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
10-20	
G	
17-20	
F	
13-16	
E	
15-18	
D	
12-14	
C	
14-17	
B	
12-14	
A	
10-12	
Very energy efficient - lower running costs	

Lynholm Road, Polegate



- IDEAL FIRST TIME PURCHASE
- 3-Bedroomed Terraced
- 25' Lounge/Dining Room
- Kitchen
- Shower Room & Separate wc
- Modern Electric Radiators
- Double Glazing
- Delightful Southerly Garden
- Garage in Compound
- Close to Buses



£279,950

3 BEDROOM

1 RECEPTION

1 BATHROOM

GARAGE

Lynholm Road, Polegate

## Lynholm Road, Polegate

### DESCRIPTION

CONSIDERED AN IDEAL FIRST TIME PURCHASE - A MOST PLEASANT 3-BEDROOM MID TERRACED HOUSE PROVIDING SPACIOUS ACCOMMODATION. There is a 25' max double aspect lounge/dining room with sliding door to the rear garden, kitchen to include fitted oven, hob and integrated refrigerator and freezer, good size bedrooms - each with built-in wardrobes, shower room and separate wc. There are also modern electric radiators and double glazing. A particular feature is the delightfully planted southerly rear garden and there is a garage in a nearby compound. Polegate High Street is approximately 3/4 of mile having various shops and medical centres. Buses pass along Pevensy Road, where there is a convenience store and from Porters Way, is access to the railway station. Polegate Primary School is situated at Oakleaf Drive and from the end of Levett Road, is access to The Cuckoo Trail, where there are countryside walks and cycling routes. SELLER HAS SEEN A VACANT PROPERTY TO PURCHASE.



## Lynholm Road, Polegate

### Entrance

Part frosted double glazed front door into Entrance Hall with electric radiator, frosted glazed door to lounge/Dining Room

**Lounge/Dining Room** 7.62m 0.00m x 3.96m 2.13m (25' 0" x 13' 7" ) (narrowing to 8'3" or 2.53m) a spacious double aspect room with a large double glazed window to the front and sliding double glazed door to rear garden, fire surround and hearth with fitted electric fire, adjacent recessed display shelving with wall mirror, television aerial connection, electric radiator, built-in understairs storage cupboard housing the consumer unit and electric meter, door to Kitchen.

**Kitchen** 2.74m 1.52m x 2.44m 0.00m (9' 5" x 8' 0") Consisting of base units incorporating cupboards and drawers as well as integrated refrigerator and freezer, fitted Stoves electric oven, gas hob, plumbing for washing machine, sink unit with mixer tap, matching wall units, tiled walls, double glazed window with adjacent frosted double glazed door to rear garden.

**Bedroom 1** 3.66m 0.91m x 2.74m 3.35m (12' 3" x 9' 11") A double size room having built-in wardrobe, electric radiator, double glazed window to front.

**Bedroom 2** 3.05m 2.74m x 2.44m 2.13m (10' 9" x 8' 7") A good size room having a built-in wardrobe as well as a built-in shelved airing cupboard housing the hot water cylinder and fitted immersion, electric radiator, double glazed window to rear.

**Bedroom 3** 2.44m 3.35m x 1.83m 2.74m (8' 11" x 6' 9") With a built-in wardrobe, telephone point, electric radiator and double glazed window to front.

**Tiled Shower Room** Consisting of a shower cubicle with sliding door, Mira wall shower and attachment, fitted seat, square wash hand basin with mixer tap having units under, heated towel rail, frosted double glazed window.

**Separate WC** With WC and frosted double glazed window.

### Outside

The front is approached via a side pathway where there is a gate. We are informed this property has a right of way across the neighbours front garden. The front garden for this property has an area of lawn with well stocked flower borders having a variety of established plants, flowers and shrubs, paved area/path.

**Rear Garden** 7.92m 0.00m x 0.00m 0.00m (26' 0" x 0' 0") The delightful rear garden enjoys a lovely southerly aspect and is nicely planted being laid to stone with various established plants, shrubs and small tree, bin store area and rear gate. There is a patio with timber pergola above and has a degree of seclusion, outside tap.

**Garage** 4.57m 3.05m x 2.13m 2.74m (15' 10" x 7' 9") (these are approximate internal measurements) Located in a nearby compound with up-and-over door.

