

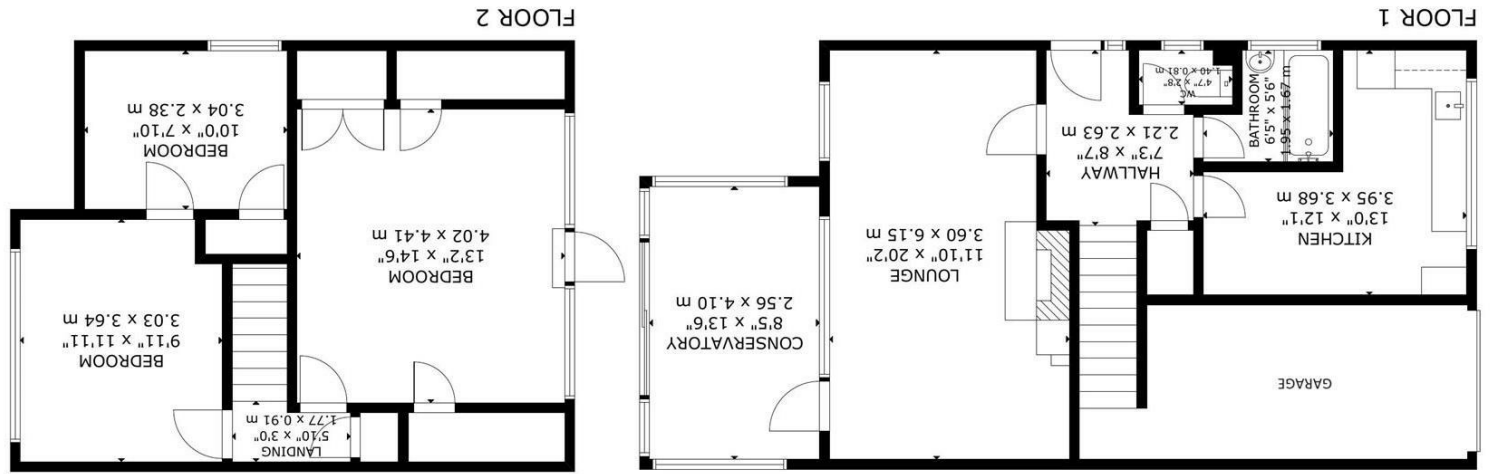


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Tel: 01323 483348
www.stevensandcarter.co.uk

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

GROSS INTERNAL AREA
TOTAL: 106 m²/1129 sq ft
FLOOR 1: 57 m²/612 sq ft, FLOOR 2: 48 m²/517 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (81-91)	F (139-149)
B (69-80)	G (150-159)
C (55-68)	
D (39-54)	
E (29-38)	
F (13-28)	
G (1-12)	

EU Directive 2002/91/EC

Chestnut Drive, Polegate



- Three Bedroom Detached Chalet Style
- In Need Of Modernisation
- Conservatory
- Driveway With Integral Garage
- CHAIN FREE
- L-shaped Kitchen/ Breakfast Room
- Gas Central Heating
- Ground Floor Bathroom
- South Facing Garden
- Double Glazing



£305,000

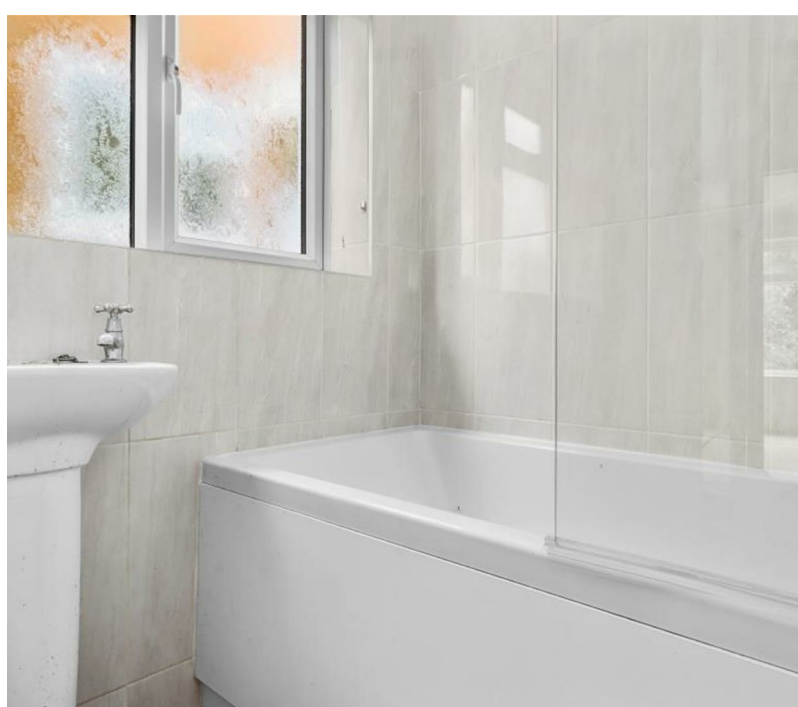
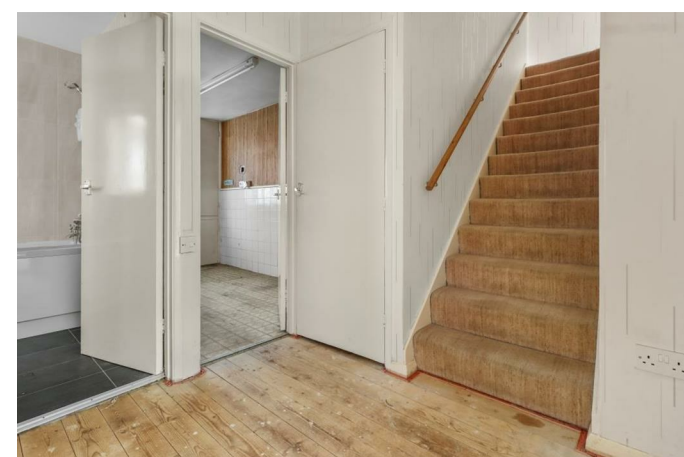
3 BEDROOM 1 RECEPTION 1 BATHROOM GARAGE

Chestnut Drive, Polegate

Chestnut Drive, Polegate

DESCRIPTION

A 3-BEDROOMED SEMI DETACHED CHALET STYLE HOUSE CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO THE HIGH STREET AND MAINLINE RAILWAY STATION. Although in need of modernisation, these properties are sought after and offer much potential. The accommodation features a spacious lounge/dining room with access to a conservatory, an L-shaped kitchen/breakfast room, ground floor bathroom with separate wc and on the first floor, are three good size bedrooms - with bedroom one having access to a balcony, and bedroom two interlinks with bedroom three. There is also a gas fired central heating system having a modern boiler in the loft, double glazing and outside is a drive, integral garage and a pleasant southerly rear garden. Polegate High Street has a variety of shops, medical centres and bus services. At Oakleaf Drive is Polegate Primary School as well as The Cuckoo Trail, and from nearby Brightling Road, is access to The William Daley Fields, providing recreational facilities and countryside walks. NO ONGOING CHAIN.



Chestnut Drive, Polegate

Entrance

Side entrance with part frosted double glazed front door into Entrance Hall having a built-in shelved storage cupboard housing the programmer for central heating & hot water as well as a small radiator, Openreach socket, radiator.

Lounge/Dining Room 6.10m 0.61m x 3.05m 0.91m (20' 2" x 10' 3")
Tiled fireplace, radiator, two double glazed windows with adjacent double door into Conservatory.

Conservatory 3.66m 3.05m x 2.13m 3.05m (12' 10" x 7' 10")
Being part brick and double glazed, double glazed sliding door to the southerly rear garden.

L Shaped Kitchen/Breakfast Room 3.66m 3.05m x 3.66m 0.00m (12' 10" x 12' 0")
Having various wall and base units, sink unit and work surfaces, separate tall unit, radiator, partly tiled walls, double glazed window to front.

Bathroom

White suite consisting of a panelled bath with mixer tap and shower attachment, fitted shower screen, pedestal wash hand basin, electric towel rail, tiled walls, frosted double glazed window.

Separate WC

with wc, partly tiled walls, frosted double glazed window.

Bedroom 1 4.27m 2.44m x 3.96m 1.52m (14' 8" x 13' 5")
A most spacious room with built-in double wardrobe and two further built-in cupboards, telephone point, two radiators, double glazed door with double glazed windows either side to Balcony.

Bedroom 2 3.35m 3.35m x 2.74m 3.35m (11' 11" x 9' 11")
radiator and double glazed window to rear with distant views of The South Downs, door to Bedroom 3

Bedroom 3 2.74m 3.35m x 2.13m 3.35m (9' 11" x 7' 11")
built-in wardrobe cupboard, radiator, double glazed window to side, access to insulated loft, which also houses a modern Worcester gas fired boiler and hot water cylinder. (gas is currently switched off)

Outside

The front garden is laid to lawn with well stocked flower borders having various established plants and mature shrubs, outside tap. Driveway leading to Garage.

Garage 4.88m 1.22m x 2.13m 3.05m (16' 4" x 7' 10")
(approximate internal measurements) having double doors, power and light, consumer unit, electric and gas meters (gas currently switched off), further storage area at rear.

Rear Garden 12.19m 0.00m x 0.00m 0.00m (40' 0" x 0' 0")
Enjoying a southerly aspect with areas of lawn, well stocked flower borders with a variety of established plants, mature trees and shrubs, side gate.