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



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs

Southfield, Polegate



- Terrace House
- Dining Area
- Good Size Conservatory
- En-Suite To Master Bedroom
- Family Bathroom
- Gas Central Heating
- Westerly Facing Garden
- Off Road Parking
- 20" Kitchen
- Catchment To Willingdon School



Freehold

£305,000

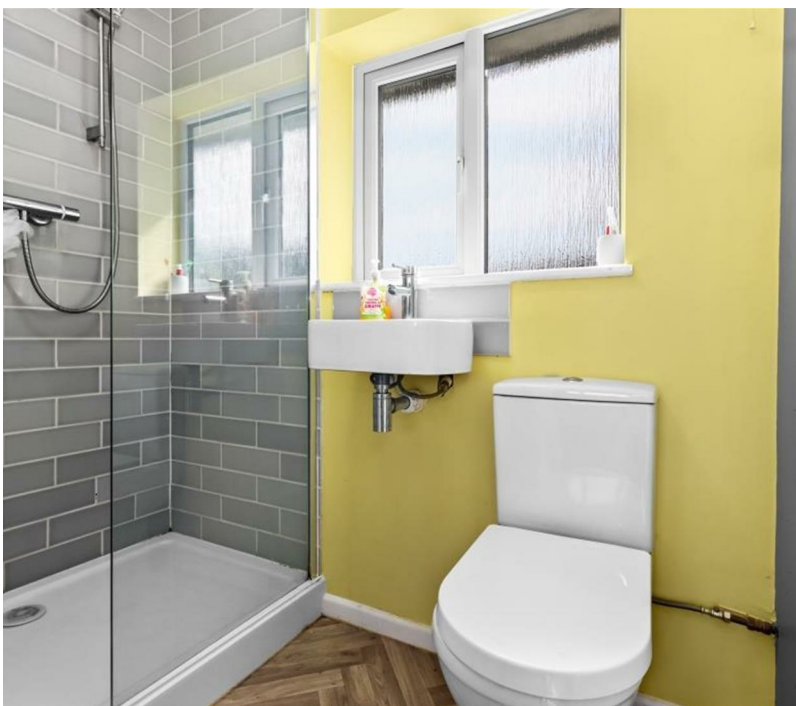
3 BEDROOM 1 RECEPTION 1 BATHROOM GARAGE

Southfield, Polegate

Southfield, Polegate

DESCRIPTION

A 3/4-BEDROOMED MID TERRACED HOUSE CONVENIENTLY LOCATED FOR WILLINGDON COMMUNITY SCHOOL AT BROAD ROAD. The property provides a 20' kitchen with a separate front entrance, a dining area opening through to a good size conservatory providing a pleasant living area and a separate reception, which is currently used as a fourth bedroom. On the first floor are three bedrooms - with the master having an en suite shower room/wc and there is also a further family bathroom/wc. The property has gas fired central heating, double glazing and outside at the front is off road parking for two cars and a rear garden enjoying a westerly aspect. Polegate High Street is approximately 1/2 a mile with various shops, medical centres and mainline railway station. Bus services pass along Farmlands Way, where there is a convenience store. At Wannock Road is Diplock Woods and from Jevington Road, Wannock, is access to The South Downs National Park.



Southfield, Polegate

Entrance Hall

Part frosted double glazed panelled front door into Entrance Hall having an understairs storage area, telephone point, wall programmer, radiator.

Dining Area 5.44m x 2.13m (17'10 x 7'0)
having two radiators, wall light point and opens through to Spacious Conservatory.

Conservatory 4.14m x 3.05m (13'7 x 10'0)
a pleasant living area being part brick and double glazed having a pitched roof, radiator, three wall light points, television aerial and double glazed doors to the rear garden.

Kitchen 6.30m x 2.21m (20'8 x 7'3)
Having an extensive range of matching wall and base units incorporating cupboards and drawers, ample work surfaces, one-and-a-half bowl sink unit with mixer tap, space for a large gas cooker with stainless steel splash back and extractor above, plumbing for washing machine, further appliance space, wall mounted Baxi gas fired boiler, partly tiled walls, inset ceiling spotlights, door to dining area, frosted double glazed window with adjacent part frosted double glazed panelled front door, part double glazed door with adjacent double glazed window to rear garden.

Reception Room / Bedroom Four 3.10m x 2.84m (10'2 x 9'4)
Currently used as a fourth bedroom having a fireplace, radiator and double glazed window to front.

Bedroom One 3.63m x 2.64m (11'11 x 8'8)
With two built-in wardrobe cupboards - one having shelving, television aerial, radiator, double glazed window to front, door to -

En-Suite

Consisting of a good size shower having brick design ceramic wall tiles, shower controls and attachment, fitted shower screen, small wash hand basin with mixer tap, wc, heated towel rail, extractor, frosted double glazed window.

Bedroom Two 3.66m x 2.72m (12'0 x 8'11)
A double size room with a large built-in shelved airing cupboard housing the hot water cylinder, radiator, two double glazed windows to front.

Bedroom Three 2.57m x 2.26m (8'5 x 7'5)
With radiator and double glazed window to rear.

Bathroom

Consisting of a good size bath with mixer tap and shower attachment, fitted shower screen, pedestal wash hand basin with mixer tap, wc, part brick design ceramic wall tiles, heated towel rail, extractor, two frosted double glazed windows.

Outside

The front provides Off Road Parking for two cars.

Rear Garden 9.14m x 8.53m (30'0 x 28'0)
Enjoying a westerly aspect with large patio area, covered outside power points and tap, shed and area of lawn.