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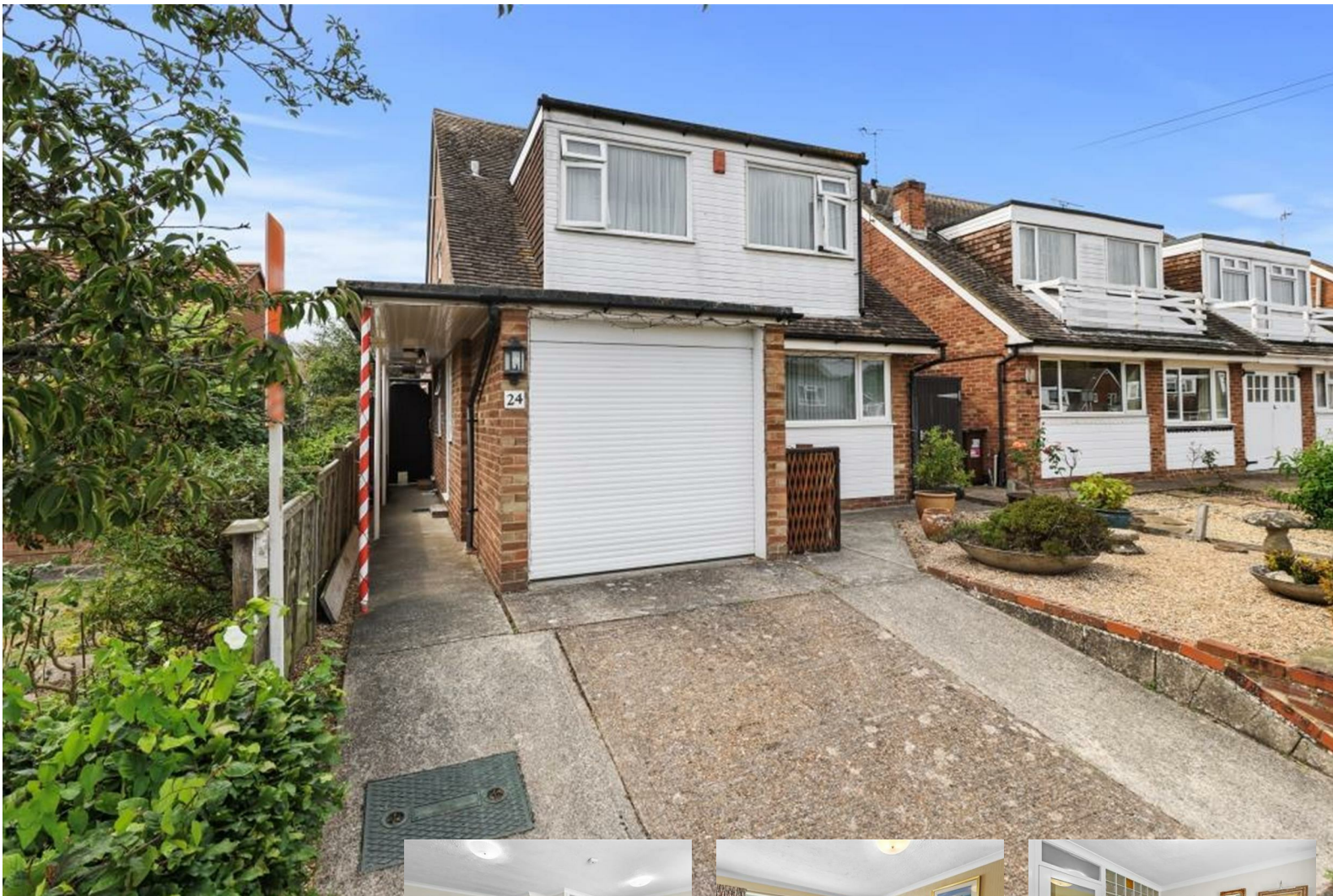
48 High Street | East Sussex | Polegate | BN26 6AG

Energy Efficiency Rating	
Current	Potential
64	78

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



Walnut Walk, Polegate



- Detached House
- Sun Room
- Modern Kitchen
- Integral Garage
- West Facing Garden
- Ground Floor Shower Room
- Walkable To High Street And Station
- Gas Central Heating
- Three Bedroom
- Double Glazing



Freehold

£340,000

3 BEDROOM 2 RECEPTION 1 BATHROOM GARAGE

Walnut Walk, Polegate

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DESCRIPTION

A 3-BEDROOMED DETACHED HOUSE CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF POLEGATE HIGH STREET AND MAINLINE RAILWAY STATION. This is the only detached house in Walnut Walk of this style and has been nicely maintained by the current owners. The accommodation features a spacious L-shaped lounge/dining room having access to a sun room, a good size modern kitchen and a ground floor shower room/wc. On the first floor are three bedrooms, each having fitted wardrobes, and a recently fitted bathroom/wc. There is also gas fired central heating, double glazing, cavity wall insulation and outside is an integral garage with electric roll-up door and a delightful paved rear garden, which enjoys a south-westerly aspect. Polegate High Street has various shops, medical centres and bus services. Access to the A22 and A27 is close by, and Polegate Primary School is located at Oakleaf Drive, adjacent to The Cuckoo Trail. From the end of Brightling Road, are The William Daley Fields, which provide recreational facilities as well as countryside walks.



Walnut Walk, Polegate

- Entrance Hall
- Lounge Diner 6.12m x 5.00m (20'1 x 16'5)
- Sun Room 13'8 x 6'10 (42'7"26'2" x 19'8"32'9")
- Kitchen 3.53m x 3.43m (11'7 x 11'3)
- Shower Room
- Bedroom One 12'7 x 11'9 (39'4"22'11" x 36'1"29'6')
- Bedroom Two 3.56m x 3.35m (11'8 x 11'0)
- Bedroom Three 3.15m x 2.49m (10'4 x 8'2)
- Bathroom
- Garage
- Rear Garden