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FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 44 m²/478 sq ft, FLOOR 2: 44 m²/471 sq ft
 TOTAL: 88 m²/949 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

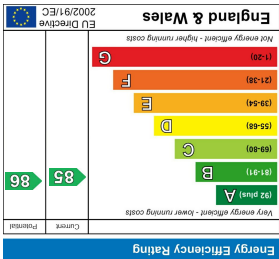
ROOMS AND DIMENSIONS (FLOOR 1):

- LIVING ROOM: 17'1" x 9'10" (5.22 x 2.99 m)
- KITCHEN/DINER: 13'10" x 11'2" (4.23 x 3.41 m)
- OFFICE: 6'9" x 6'6" (2.05 x 1.97 m)
- ENTRY: 4'2" x 6'6" (1.27 x 1.97 m)
- WC: 5'3" x 6'6" (1.60 x 1.97 m)
- BEDROOM: 7'4" x 9'3" (2.24 x 2.83 m)
- BEDROOM: 9'3" x 9'11" (2.83 x 3.03 m)
- EN-SUITE: 4'9" x 6'11" (1.45 x 2.12 m)
- BATHROOM: 6'11" x 5'6" (2.11 x 1.69 m)
- LANDING: 3'3" x 11'1" (1.00 x 3.38 m)
- DECK
- GARAGE

FLOOR 2

ROOMS AND DIMENSIONS (FLOOR 2):

- BEDROOM: 9'9" x 10'0" (2.96 x 3.04 m)
- BEDROOM: 7'4" x 9'3" (2.24 x 2.83 m)
- BEDROOM: 9'3" x 9'11" (2.83 x 3.03 m)
- EN-SUITE: 4'9" x 6'11" (1.45 x 2.12 m)
- BATHROOM: 6'11" x 5'6" (2.11 x 1.69 m)
- LANDING: 3'3" x 11'1" (1.00 x 3.38 m)



- 3D Virtual Tour
- Nearly New House
- Open Plan Living
- South Facing Garden
- Study
- Drive and Garage
- Ensuite to main bedroom
- Remainder of Warranty
- Gas Central Heating
- EPC B

£375,000

 1 GARAGE

Cornflower Crescent, Polegate

Cornflower Crescent, Polegate

DESCRIPTION

A nearly new, beautifully presented three-bedroom end-terraced house situated on the outskirts of Polegate, offering modern living in a peaceful setting.

The ground floor features an inviting entrance hall that leads into a spacious, open-plan kitchen, living, and dining room - perfect for family life or entertaining guests. There's also a separate study, along with a convenient downstairs cloakroom.

Upstairs, the main bedroom benefits from its own en-suite shower room. Two additional bedrooms are well-proportioned and share a modern family bathroom.

Outside, the property boasts a sunny, south-facing garden, perfect for outdoor living or relaxing in privacy. The driveway and garage provide ample off-road parking and storage space.

Cornflower Crescent is located on the outskirts of Polegate, offering a tranquil environment while remaining within easy reach of local amenities. Polegate High Street, with its selection of shops and services, is nearby for everyday needs, and the property has excellent access to the A27 for easy commuting to Eastbourne and beyond.

While not within immediate walking distance of Polegate railway station, the station is a short drive away, offering direct links to London, Brighton, and surrounding areas. Local bus routes provide further transport options.

With well-regarded schools, recreational facilities, and the beautiful South Downs National Park nearby, this home is ideal for families, professionals, or anyone seeking a modern and convenient lifestyle in a desirable location.



Cornflower Crescent, Polegate

The Area
Cornflower Crescent is a modern and desirable residential street situated in the heart of Polegate, East Sussex. This peaceful area offers a range of modern properties, making it an ideal location for families, professionals, and retirees.

The location benefits from excellent transport links, with Polegate Railway Station just 1.7 km away. The station provides direct connections to London, Brighton, and nearby towns, making commuting a breeze. For those reliant on bus services, the area is well-connected, with several bus routes passing through Polegate, offering convenient access to Eastbourne and surrounding areas.

The vibrant town centre of Eastbourne is a short drive away, where residents can enjoy a range of shopping, dining, and entertainment options, as well as access to beautiful seafront and outdoor activities.

For families, Cornflower Crescent is within easy reach of good local schools, including Polegate Primary School, which has been rated 'Outstanding' by Ofsted. The area also enjoys a peaceful suburban setting with scenic views, making it a perfect retreat from the hustle and bustle of daily life.

With its combination of modern homes, excellent transport connections, and proximity to Eastbourne and Polegate amenities, Cornflower Crescent offers a superb location for those seeking both convenience and tranquility.