



Freehold

£395,000



3 BEDROOM



1 RECEPTION



1 BATHROOM

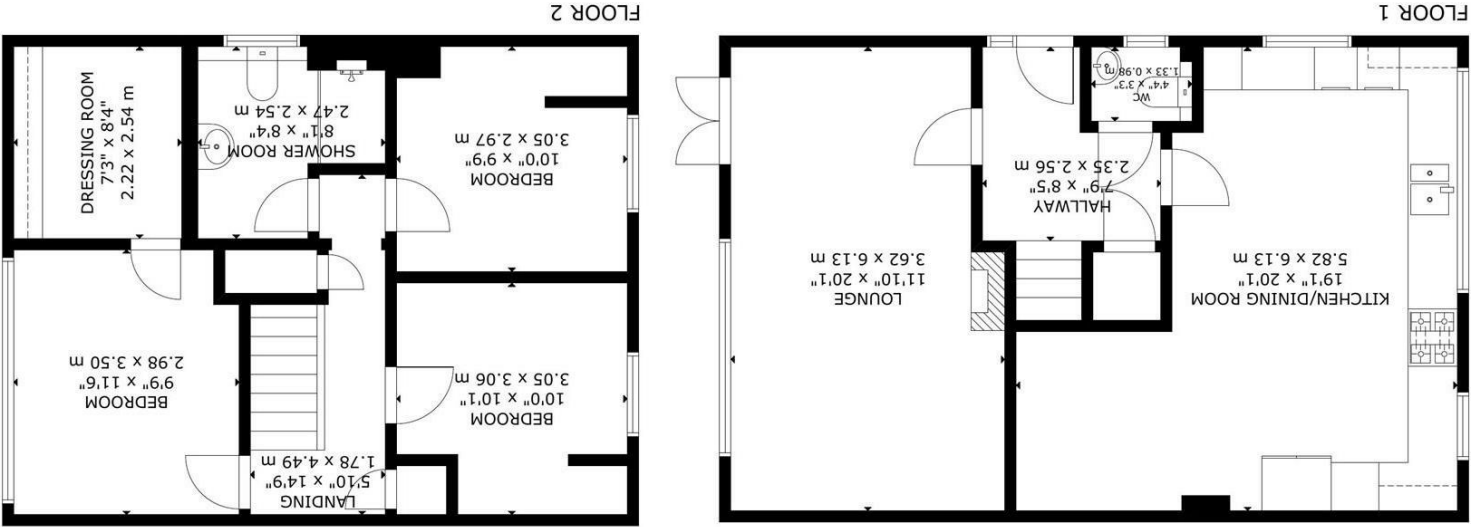
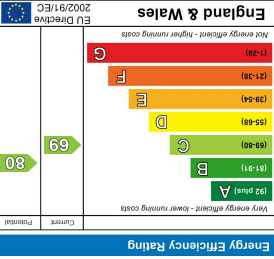


0 GARAGE

Oakleaf Drive, Polegate



- Semi Detached House
- Large Kitchen/Diner
- Lounge
- Downstairs Clks/wc
- 3 Bedrooms
- Shower Room/wc
- Southerly Garden
- Off Road Parking
- Close to Primary School
- 3D Virtual Tour



GROSS INTERNAL AREA  
TOTAL 108 m<sup>2</sup>/1,163 sq ft  
FLOOR 1: 59 m<sup>2</sup>/633 sq ft, FLOOR 2: 49 m<sup>2</sup>/530 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Oakleaf Drive, Polegate

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - Semi Detached Family House - Close to Polegate Primary School - Large Kitchen/Diner - Lounge - Downstairs Cloakroom/wc - 3 Bedrooms - Shower Room/wc - Gas Central Heating - Double Glazing - Southerly Garden - Off Road Parking

A 3-bedroomed semi detached house located on the favoured Sayerlands estate situated close to Polegate Primary School. The property features a most spacious 20' max x 19' max kitchen/diner, a pleasant and bright lounge having a wood burner as well as access to the rear garden and there is a downstairs cloakroom/wc. The first floor consists of a modern shower room/wc and three bedrooms - with the main bedroom having access to a dressing room area. Outside at the front is off road parking for at least two cars and there is a southerly rear garden with a summerhouse/store. NO ONGOING CHAIN.

The property is conveniently located close to Polegate Primary as well as The Cuckoo Trail, which provides many countryside walks and cycling routes. From nearby Windsor Way, next to The Community Centre, is a pathway leading to Polegate High Street, where there are a variety of shops, medical centres, bus services and a mainline railway station, connecting to Eastbourne, Brighton and London Victoria.



Oakleaf Drive, Polegate

Side entrance with front door into a spacious Entrance Hall.

Cloakroom

Lounge 6.05m x 3.61m max narr to 3.15m (19'10" x 11'10" max narr to 10'4")

Kitchen/Dining Room 6.11m max narr to 2.35m x 5.77 max narr to 3.77m (20'0" max narr to 7'8" x 18'11" max narr to 12'4")

Bedroom 1 3.49m x 2.99m (11'5" x 9'9")

Dressing room

Bedroom 2 3.01m x 2.24m min (9'10" x 7'4" min)

Bedroom 3 3.02m x 2.18m min (9'10" x 7'1" min)

Shower Room 2.48m x 1.46m min (8'1" x 4'9" min)

Outside  
The front is brick paved providing Off Road Parking, bin store and outside tap.

Rear Garden  
Enjoys a southerly aspect measuring approximately 13.72m (45') in depth having an area of lawn, brick paved pathways, summerhouse/store, side gate.

Council Tax  
The property is in Band C. The amount payable for 2025-2026 is £2,334.56. This information is taken from voa.gov.uk.

The kitchen/diner is very well complimented with an extensive range of fitted wall and base units with

an integrated dishwasher and also includes a Rangemaster gas cooker with an extractor above. The lounge features a wood burner and also has access to the southerly rear garden and in the entrance hall is a built-in cloaks cupboard. On the first floor landing is a built-in cupboard housing a Glow-Worm combi boiler as well as having access via a ladder to a mostly boarded and insulated loft with light. Bedrooms one and two both have alcove areas ideal for storage and wardrobes and bedroom one has access to a dressing room area.