



Freehold

£400,000

Offers in excess of



3 BEDROOM



1 RECEPTION



2 BATHROOM

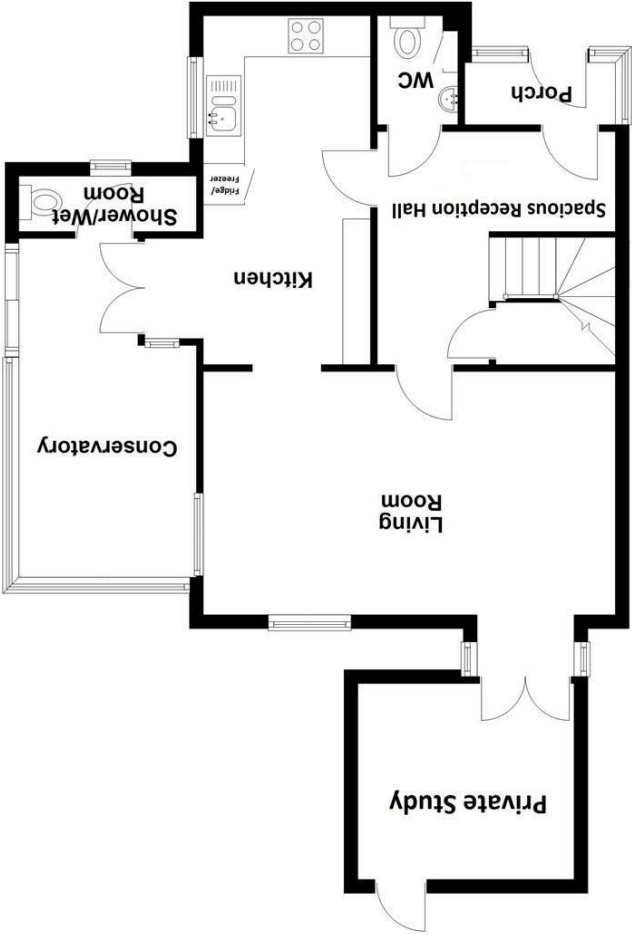
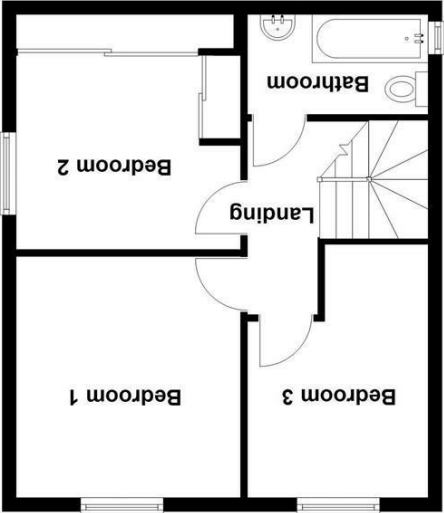
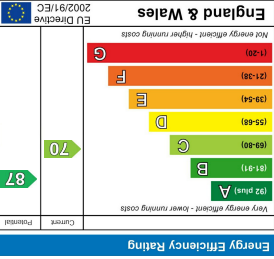


0 GARAGE

Redcroft Way, Polegate



- GUIDE £400,000 - £425,000
- Exclusive Development
- Modern Mews Style
- Lovely Planted Gardens
- Spacious Accommodation
- Superb Conservatory
- Fitted Appliances
- 3-Bedrooms
- Close to High Street
- 2 Parking Spaces



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Redcroft Way, Polegate

DESCRIPTION

GUIDE PRICE £400,000 - £425,000 -  
A WELL APPOINTED END OF TERRACE MEWS STYLE HOUSE FORMING PART OF A SMALL PRIVATE DEVELOPMENT CLOSE TO THE HIGH STREET. The property occupies a lovely position and features beautifully planted courtyard gardens, with the rear having a good degree of seclusion, surrounded by a Victorian wall and enjoys a most pleasant outlook of St Johns Church. The accommodation provides a double aspect living room, with access to a studio area, fitted kitchen to include some integrated appliances, a spacious entrance hall with cloakroom/wc, large conservatory, which is a superb addition and also has access to a shower/wet room with wc. On the first floor are three good size bedrooms, with fitted wardrobes to bedroom two, and a nicely tiled bathroom/wc. There is gas central heating, double glazing and also outside, at the front, are two car parking spaces as well as the use of a communal bike store and dustbin area. Redcroft Way was built in 2011, and conveniently located close to Polegate High Street, which has various shops, medical centres, bus services and a mainline railway station. Access to the A27 and A22 are nearby and Eastbourne is approximately six miles. TO APPRECIATE THIS LOVELY AND RELAXING HOME WE STRONGLY RECOMMEND A VIEWING APPOINTMENT.



Redcroft Way, Polegate

**Entrance**  
Part frosted double glazed front door into double glazed Entrance Porch, with radiator, wall light and hanging for coats, double glazed inner door to Spacious Reception Hall having a good sized walk-in storage cupboard, covered radiator, digital thermostat, attractive turned staircase and doors into the living room and kitchen.

Staircase from the spacious Entrance Hall with turn to the First Floor Landing.

**Cloakroom**  
With wc, wash hand basin with mixer tap having tiled splash back, fitted cupboard housing the electric meter, extractor and a fitted water softener system

**Living Room** 6.02m x 3.53m (19'9 x 11'7)  
A most comfortable and spacious double aspect room with a double glazed window overlooking the rear courtyard garden and double glazed window into the conservatory, television aerial point, two radiators - one being covered, inset ceiling spotlights, door to spacious entrance hall, double glazed doors leading to -Private Study(10' 3' x 9' 4') or (3.13m x 2.84m) ideal for various uses having power and light and a fire-exit door to rear courtyard.

**Kitchen** 5.08m x 2.41m (16'8 x 7'11)  
Well complimented with a matching range of wall and base units incorporating various size cupboards and drawers, work surface, one and a half bowl sink unit with mixer tap, electric oven, gas hob with extractor and light above, plumbing for washing machine, integrated fridge/freezer, separate work surface/breakfast bar with radiator under, inset ceiling spotlights, partly tiled walls, door to spacious entrance hall, double glazed window to side, access through to living room and adjacent double glazed doors to Superb Conservatory.

**Superb Conservatory** 4.85m x 2.57m (15'11 x 8'5)  
being part brick and double glazed, this lovely addition overlooks the rear courtyard garden with its Victorian wall and an outlook of St Johns Church, having a pitched glass roof, covered radiator, power, double glazed doors to the front and rear courtyards and door to Shower/wet Room.

**Shower Room / Wet Room**  
Tastefully fitted with shower panelled walls, shower control and attachment, small wash hand basin, wc, heated towel rail, non slip floor, inset ceiling spotlights, extractor and a frosted double glazed window

**Bedroom One** 3.58m x 3.23m (11'9 x 10'7)  
A good size room with radiator and double glazed window to rear.

**Bedroom Two** 3.40m x 3.23m (11'2 x 10'7)  
To include fitted wardrobes with shelving, hanging space and drawer units and sliding doors - two are mirror fronted, radiator, double glazed window to side enjoying a lovely outlook of St Johns Church, access via a wooden fold-down ladder to a well insulated and part boarded loft with light and also houses an Alpha gas fired combi boiler.

**Bedroom Three** 3.58m x 2.67m (11'9 x 8'9)  
An L-shaped room to include fitted book shelves, radiator, double glazed window to rear.

**Tiled Bathroom**  
White suite consisting of a bath with wooden side panelling, mixer tap and shower attachment, wash hand basin with mixer tap, wc, heated towel rail, inset ceiling spotlights, extractor and a one way double glazed window.

**Front Courtyard Garden**  
The property has beautifully designed courtyard areas to the front and rear. The front area has an easterly aspect is partly laid to paving with Breedon and Gravel pathways. There are various mature trees and plants as well as raised vegetable plots, potting shed, outside tap and front gate, which leads to a pleasant communal garden area, where there are Two Car Parking Spaces.

Also situated within Redcroft Way is a communal dustbin area and bicycle store. The development does have its own residents limited company.

**Rear Courtyard Garden**  
A particular selling feature is the delightful rear courtyard area surrounded by a Victorian wall with a lovely outlook of St Johns Church and enjoys a southerly aspect with a good degree of seclusion. Like the front courtyard, this area has been beautifully designed and nicely planted to include a variety of matures trees and shrubs, Breedon and Gravel pathways and paving, outside light.

**Council Tax**  
The property is in Band C. The amount payable for 2025-2026 is £2,334.50. This information is taken from voa.gov.uk