



Old Drive, Polegate, BN26 5EU

welcome to

Old Drive, Polegate

A truly magnificent four-bedroom detached Sussex-style residence, set within substantial mature rear gardens and featuring a detached double garage with annex. Nestled just off Polegate High Street in one of the town's most prestigious locations. Offered to the market CHAIN FREE.



Entrance Porch

Arched oak panelled front door. Tall beamed ceiling. Quarry tiled floor. Radiator. Internal door leading to;

Entrance Hall

Spacious entrance hall with exposed ceiling and wall timbers. Radiator.

Downstairs Cloakroom

Comprising low level W.C, wash hand basin with enclose vanity below, window to the front. beamed ceiling.

Kitchen/ Breakfast Room

18' 10" x 13' 11" (5.74m x 4.24m)

The spacious and versatile kitchen enjoys an extensive range of fitted wall and base units with polished granite worktop space. Incorporating a one and a half bowl stainless steel sink and drainer unit. A range of integrated Neff appliances including dishwasher, eye level electric oven with matching microwave above and fridge/freezer. Inset four ring gas hob unit with tiled splashback and extractor above. Matching double larder cupboards with sliding basket feature below, range of matching wall cupboards, exposed ceiling timbers, radiator, inset down lights, tall vaulted ceiling with two glazed roof lights. Glass panelled door opening into

Utility Room

16' 5" x 4' 10" (5.00m x 1.47m)

Range of fitted base units with worktop above with incorporating an inset single drainer stainless steel sink having mixer tap, space and plumbing for washing machine and under counter fridge/freezer. Side access door.

Sitting Room

16' 11" x 14' 1" In to Firplace (5.16m x 4.29m In to Firplace)

Wonderful triple aspect principle sitting room with exposed timber beamed ceiling. Feature brick inglenook fireplace with brick hearth, inset beam and fitted log burner. Radiators. Television point. Double glazed door opening to adjoining terrace and rear garden.

Dining Room

14' x 11' 10" (4.27m x 3.61m)

Brick fireplace with brick hearth with fitted gas fire and inset oak beam. Exposed ceiling timbers. Radiator. Double glass panelled doors opening into conservatory.

Study

8' 11" x 7' 11" (2.72m x 2.41m)

Range of built in oak panelled shelved cupboards. Exposed ceiling timbers. Radiator. Window to the rear with views across the gardens.

Conservatory

15' 4" x 11' 11" (4.67m x 3.63m)

Wonderful Southerly views across the rear gardens. Wall lighting. Radiator. Double glazed doors opening onto adjoining terrace.

First Floor Landing

Staircase from entrance hall rising to spacious galleried landing with window to the front aspect. Exposed ceiling timbers. Built in shelved airing cupboard housing hot water tank. Radiator.

Bedroom 1

17' x 14' 11" (5.18m x 4.55m)

Double aspect room enjoying views over the rear garden. Built in wardrobe cupboards with oak panelled doors. Radiators. Door to;

En Suite

White suite comprising shower cubicle with fitted Mira shower, wash hand basin, low level W.C, extractor fan.

Bedroom 3

14' x 11' 11" (4.27m x 3.63m)

Window to the rear enjoying views over the rear garden. Brick fireplace. Built in wardrobe cupboards with oak panelled doors. Wash hand basin. Radiator.

Bedroom 4

10' 4" x 8' 11" (3.15m x 2.72m)

Window to the rear aspect. Built in wardrobe cupboards with oak panelled doors. Radiator.

Family Bathroom

Spacious bathroom with matching white suite comprising panelled bath with mixer taps and over head shower attachment, wash hand basin, low level W.C, part tiled walls, beamed ceiling, radiator, windows to the side and front aspect.

Second Floor Landing

Glass panelled door from first floor landing with staircase rising to;

Bedroom 2

26' 10" Max x 8' 8" Max (8.18m Max x 2.64m Max)

Built in eaves storage. Window to the side aspect.

Detached Double Garage & Annex

Kitchen/ Hair Studio

11' 2" x 7' 6" (3.40m x 2.29m)

Access door from rear garden, fitted worktop with inset sink having mixer tap with cupboards under, window. Door to;

Former Shower Room

Comprising pedestal wash hand basin, low level W.C, extractor fan.

First Floor Office/Studio Room

21' 5" x 12' (6.53m x 3.66m)

Staircase from kitchen. Electric lights and power points, built in eaves store cupboards.

Double Garage

Two up and over doors. Lighting and electric power points. Door to side leading to rear garden.

Outside

The property boasts a beautifully landscaped rear garden, featuring mature trees and greenery that provide seclusion. A substantial paved terrace, accessible from both the conservatory and sitting room, offers sweeping views across the beautifully landscaped gardens. This space is ideal for outdoor dining and entertaining, seamlessly blending indoor and outdoor living areas for a relaxed, scenic experience. Beyond the terrace lies a garden enriched with mature shrub beds and large, beautiful trees, creating a sense of natural seclusion. These well-established plants and trees add to the privacy and charm of the garden, providing a serene and picturesque backdrop to the outdoor space.



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welcome to Old Drive, Polegate

- Wonderful Sussex Style detached residence of individual character
- Four generous double bedrooms across two floors with the master benefiting from en suite
- Four downstairs reception rooms including superb kitchen/breakfast room, triple aspect sitting room with inglenook fireplace, dining room and study
- Spectacular mature rear gardens with large terrace and substantial mature lawned area with tree lined backdrop
- Detached double garage with annex above

Tenure: Freehold EPC Rating: D

£800,000



Total floor area 267.5 sq.m. (2,880 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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