



**Brook Street, Polegate BN26 6BH**



*welcome to*

**Brook Street, Polegate**

DETACHED, MODERN & CENTRAL 3-BEDROOM HOUSE; BOASTING A STUNNING LARGE REAR GARDEN, OFF-ROAD PARKING FOR TWO CARS, DOUBLE BEDROOMS, AND A CAPACIOUS AND BRIGHT OPEN-PLAN KITCHEN/DINER/LIVING AREA



This well-presented home boasts a STUNNING rear garden, with mature shrubs and beautiful cherry blossom tree - walk through the bi-fold doors to discover this delightful South-facing gem, featuring patio area leading to a sizeable lawn, with a pergola (perfect for a jacuzzi or bar), a spacious shed, then a desirable double driveway at the rear end. The ideal space for entertaining or relaxing.

On the groundfloor, you will find a bedroom (previous living room) with lovely wood burner fireplace, a convenient W.C., under stairs storage cupboards, and a show-stopping kitchen-diner featuring a newly fitted kitchen and bright skylight, showering this room in plenty of natural light. This open plan space is a true haven.

Upstairs, you will find a charming Master bedroom, boasting ample storage space with three built-in cupboards. A double secondary bedroom offers comfortable space, with Southerly windows overlooking the garden. Also discover the family shower-room with modern walk-in shower. The loft is fully-boarded and insulated, with electricity, offering plenty of useful space for storage.

Desirably located in the heart of Polegate, just a minute walk into town, with local shops and the mainline train station with direct routes to Eastbourne, Brighton and London. Call us now to view this hot commodity.



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welcome to

## Brook Street, Polegate

- DETACHED HOUSE
- OFF ROAD PARKING TO REAR
- FABULOUS GARDEN & DECKING
- THREE BEDROOMS
- BEAUTIFUL OPEN PLAN KITCHEN & LIVING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£435,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PLG107078 - 0009

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