



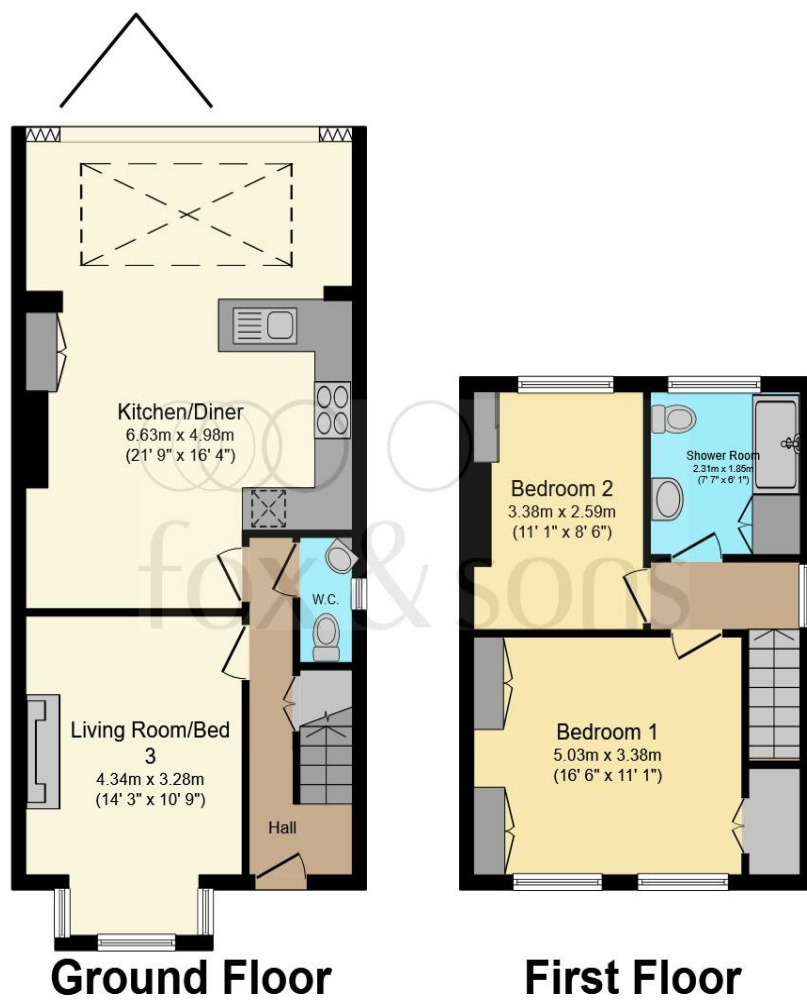
Brook Street, Polegate BN26 6BH

welcome to

Brook Street, Polegate

RARE GEM OF A HOME, OFF THE HIGH ST, ON CHARACTERFUL BROOK STREET, DETACHED WITH MULTIPLE CAR DRIVE TO THE REAR OF THE PROPERTY ACCESSED VIA GOSFORD WAY. LARGE REAR GARDEN, VICTORIAN CHARM, MODERN INTERNALLY.





Total floor area 87.6 m² (943 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. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Brook Street, Polegate

- 1903 VICTORIAN CHARACTER PROPERTY
- THE ONLY DETACHED HOUSE ON THIS ROAD
- LARGE SERENE GARDEN WITH MATURE SHRUBS
- CENTRALLY LOCATED CLOSE TO SHOPS AND MAINLINE STATION
- OFF ROAD PRIVATE PARKING TO THE REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£415,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLG107078



Property Ref:
PLG107078 - 0027

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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