



OAKFIELD



Brookside Avenue, Polegate, BN26 6DH

Asking Price £380,000



## Brookside Avenue, Polegate, BN26 6DH

Well presented three bedroom semi detached chalet style property which is situated close to the centre of Polegate with easy access to the mainline rail station.

Accommodation comprises, living room with feature fireplace, separate dining room with doors opening onto the garden, kitchen with door opening out to the side of the property, modern bathroom, a separate w.c, and a good size double bedroom.

Upstairs you will find two further bedrooms and a large walk in eaves storage loft area. The bedroom at the back of the property offers views towards the downs.

Outside and to the front is a driveway providing parking for several cars which leads to the detached garage/workshop with a up and over door to the front and a personal door to the side. A side gate gives access to a lovely enclosed rear garden, mainly laid to lawn with a patio area.

Conveniently located close to the High street with its range of local shops, chemist and doctors surgery, and mainline train station with direct links to London Victoria and Brighton.





**Living Room**

13'10 x 11'0 (4.22m x 3.35m)

**Kitchen**

10'7 x 9'0 (3.23m x 2.74m)

**Dining Room**

12'4 x 10'6 (3.76m x 3.20m)

**Bedroom**

13'10 x 11'0 (4.22m x 3.35m)

**Bedroom**

11'0 x 8'4 (3.35m x 2.54m)

**Bedroom**

11'0 x 9'4 (3.35m x 2.84m)

**Council Tax Band - C**



## Floor Plan

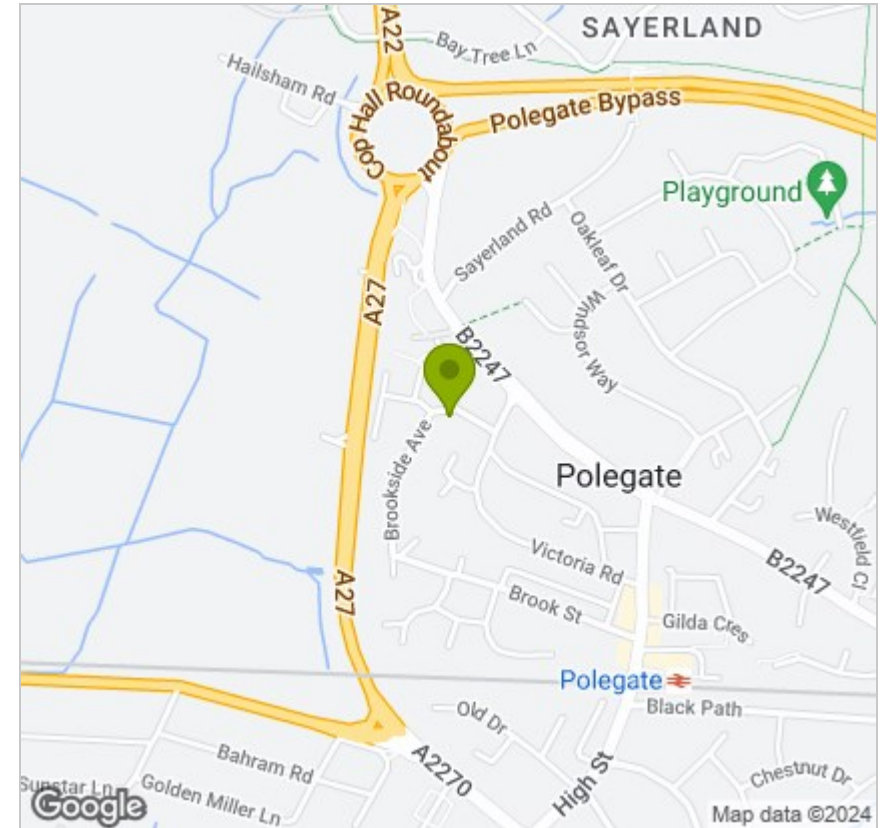


## Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

