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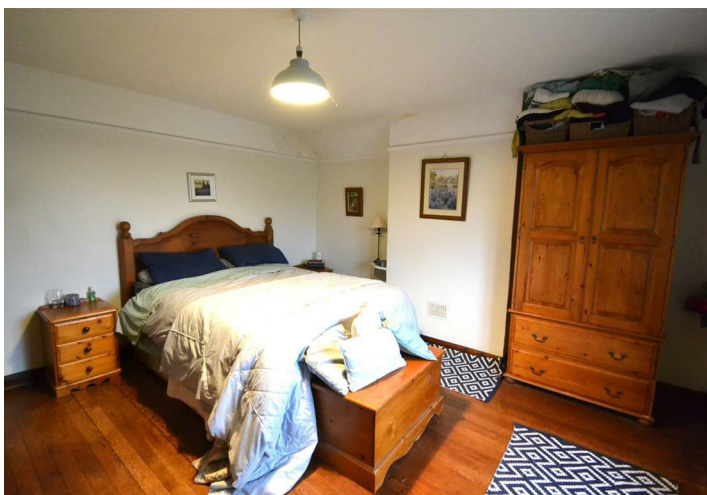
**5 Old Drive, Polegate, East Sussex, BN26 5EY**  
**Guide Price £499,950 Freehold**

**An excellent opportunity has arisen to acquire this THREE BEDROOMED DETACHED CHARACTER PROPERTY located in the popular Polegate Village area. The property boasts beautiful original features, fitted kitchen, two reception rooms, three bedrooms, bathroom, large gardens, off road parking. Viewings are highly recommended.**



The property is conveniently located being within walking distance of Polegate's High Street shops and mainline railway station and bus services also serve the local area. Eastbourne's town centre is approximately five miles distant and offers a range of comprehensive shopping facilities, theatres, seafront and mainline railway station.

**\* FAVOURED POLEGATE LOCATION \* DETACHED HOUSE \* PERIOD FEATURES \* DRIVEWAY PARKING \* LARGE GARDENS \* THREE BEDROOMS \* FITTED KITCHEN \* UTILITY AREA \* LIVING ROOM \* DINING ROOM \* BATHROOM \* GAS FIRED CENTRAL HEATING \***



## The accommodation

Comprises:

Front door opening to:

### Hall

Radiator, double glazed window, storage cupboard.

### Cloakroom/wc

Crittall window which has secondary glazing, low level wc, wash hand basin with individual taps, mirrored wall unit, Oak floor.

### Living Room

13'11 x 12'10 (4.24m x 3.91m )

(12'10 into depth of chimney breast)

Working fireplace, original Crittall window with secondary glazing, picture rail, Oak floor, radiator.

### Dining Room

14'11 x 12'10 (4.55m x 3.91m)

Double glazed bay windows with double glazed door opening to garden, working fireplace, Oak floor, radiator, picture rail.

### Fitted Kitchen

14'2 x 9'2 max (4.32m x 2.79m max)

Range of wall and base units with fully tiled splashback, wooden worktops, double Butler sink with mixer tap, integrated fridge, integrated freezer, large Stoves tripple oven cooker with 7 ring gas hob and Stoves extractor fan over, spotlights, double glazed windows, door opening to lean-to/utility area, radiator.

### Lean-to/Utility Area

17'8 x 5'10 max (5.38m x 1.78m max)

Double glazed door giving access to the front of the property, double glazed door giving access to the rear garden, double glazed windows, worktops, plumbing for washing machine and dishwasher.

Stairs rising to:

### First Floor Landing

Secondary glazed window, radiator, loft hatch to roof space.

### Master Bedroom With Dressing Area

13'7 x 12'10 (4.14m x 3.91m)

Original Crittall window which has secondary glazing, wood floor, picture rail, radiator.

### Dressing Area

5'8 x 5'6 (1.73m x 1.68m)

Wooden floors, original Crittall windows with secondary glazing, picture rail.

### Bedroom 2

11'10 x 11'1 (3.61m x 3.38m)

(Measurements not including depth of fitted wardrobes). Double glazed windows, radiator, built-in wardrobes with cupboards over, wooden floors.

### Bedroom 3

8'10 x 8'4 (2.69m x 2.54m)

Double glazed windows overlooking garden, radiator, built-in wardrobes, wooden floors.

### Separate Bathroom

Bath with shower over, wash basin with individual taps, heated towel rail, fully tiled walls, mirrored wall unit, double glazed windows, spotlights.

### Separate Wc

Double glazed windows, Dado rail, radiator, low level wc, wood flooring.

### Outside

#### Driveway

Block paved driveway providing parking for several vehicles.

#### Front Garden

Pathway to front door, lawned area with plants shrubs.

#### Rear Garden

Large rear garden, greenhouse, patio area, lawned garden with a range of mature plants and trees. At the rear of the garden is a Summerhouse with power and lighting and further greenhouse.

#### COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council - currently £3,047.86 until March 2025.

#### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

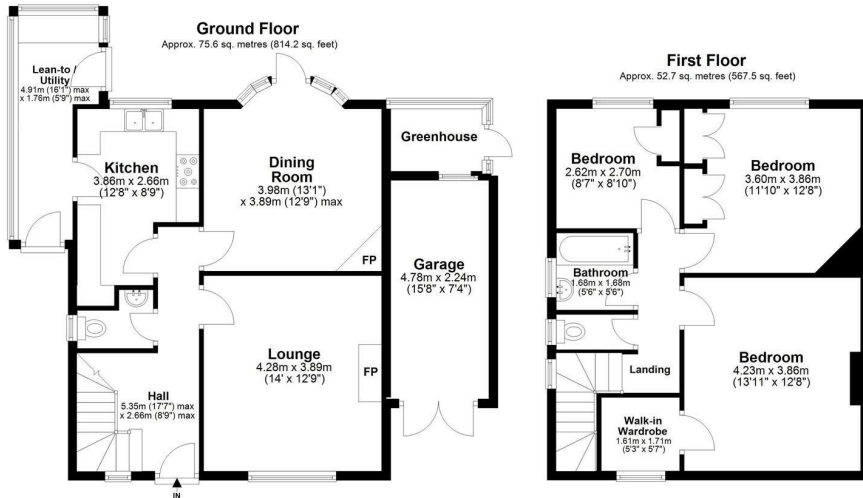
#### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

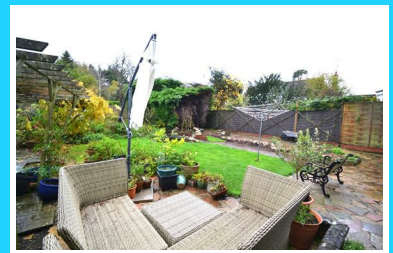
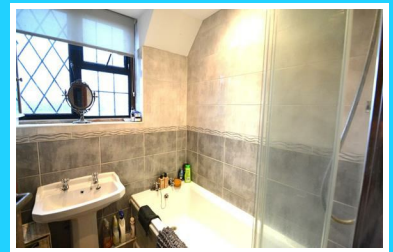
#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





Total area: approx. 128.4 sq. metres (1381.6 sq. feet)  
This floor plan is for illustrative purposes only. All measurements are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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