

Valuers, Land & Estate Agents

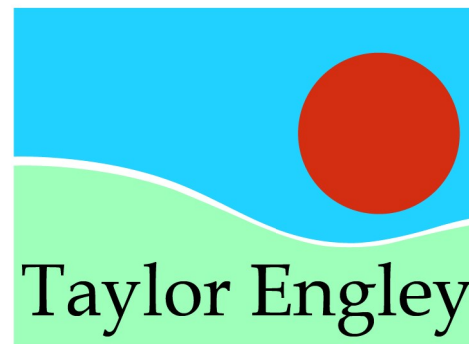
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78 Highgrove Crescent, Polegate, East Sussex, BN26 6FN

Guide Price £548,000 Freehold

An excellent opportunity arises to acquire well presented FOUR BEDROOMED DETACHED HOME forming part of the popular Mill Development located on the outskirts of Polegate. The property is considered to be in very good decorative order and provides ideal family accommodation with the benefit of gas fired central heating and double glazed windows. The spacious accommodation features two separate reception rooms, study, fitted kitchen/breakfast room, four double bedrooms - two with en-suite and a family bathroom. Outside there is a single garage with driveway parking to front and corner plot gardens. To fully appreciate this property an internal viewing is highly recommended.



The property is located on the popular Mill Development on the outskirts of Polegate. Polegate High Street with its local shops, services and mainline railway station is approximately one mile distant. Bus services pass along the nearby Dittons Road whilst Eastbourne's town centre is approximately five and a half miles distant offering a comprehensive range of shopping facilities and mainline railway station. Schools for most age groups can be found within the Polegate and nearby Lower Willingdon areas.

*** WELL PRESENTED FOUR BEDROOMED DETACHED HOME FORMING PART OF THE POPULAR MILL DEVELOPMENT LOCATED ON THE OUTSKIRTS OF POLEGATE * VERY GOOD DECORATIVE ORDER * SPACIOUS AND IDEAL FAMILY ACCOMMODATION * SITTING ROOM * SEPARATE DINING ROOM * STUDY * KITCHEN/BREAKFAST ROOM * CLOAKROOM * FOUR FIRST FLOOR DOUBLE BEDROOMS - TWO WITH EN-SUITE * FAMILY BATHROOM * ATTRACTIVE GARDENS * DRIVEWAY PARKING * GARAGE * REMAINDER OF NHBC * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door to:

Entrance Hall

Tiled flooring, double built-in storage cupboard, understairs cupboard.

Cloakroom

Low level wc, pedestal wash hand basin with tiled splashback, tiled floor, radiator, window to rear.

Double doors opening from entrance hall to:

Sitting Room

16'11 max x 12'6 (5.16m max x 3.81m)

(12'6 extending to 14'8 max into door recess)

Double aspect through room, two radiators, outlook to front, double doors to rear opening onto rear garden.

Dining Room

10'9 x 9'8 (3.28m x 2.95m)

Radiator.

Study

9'9 max x 8'1 max (2.97m max x 2.46m max)

Double aspect room, radiator, consumer unit.

Kitchen/Breakfast Room

17'2 max x 13'3 max (5.23m max x 4.04m max)

(Maximum measurements including depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, range of wall mounted cupboards and island unit, range of Zanussi appliances including electric oven, four burner gas hob with extractor fan over, dishwasher, washing machine and fridge/freezer, cupboard housing Ideal gas fired boiler, radiator, downlighters, double aspect room having double doors opening to rear garden.

Stairs rising from entrance hall to:

First Floor Landing

Radiator, airing cupboard housing cylinder, window having outlook to rear.

Bedroom 1

17'4 max x 13'4 max (5.28m max x 4.06m max)

(13'4 max reducing to 7'4)

Double aspect room with feature partly vaulted ceiling, radiator,

En-Suite Shower Room

Tiled shower cubicle, low level wc, pedestal wash hand basin, chrome effect heated towel rail, shaver point, tiled floor, tiled walls, window to front.

Bedroom 2

10'11 x 9'5 (3.33m x 2.87m)

(10'11 extending to 17'1 max into door recess)

Radiator, outlook to front.

En-Suite Shower Room

Tiled shower cubicle, pedestal wash hand basin with tiled splashback, low level wc, radiator, window to rear.

Bedroom 3

11'7 x 10' (3.53m x 3.05m)

(11'7 plus door recess)

Double aspect room, radiator.

Bedroom 4

13'6 x 9'4 (4.11m x 2.84m)

(13'6 reducing to 11'1 x 9'4 extending to 13'2 into recess)

Radiator, outlook to front.

Family Bathroom

Bath with tiled surround having mixer tap and shower over, shower screen, pedestal wash hand basin, low level wc, tiled floor, window to front, radiator.

Outside

Garage

18'6" max x 8'11" max (5.66m max x 2.74m max)

(18'7 max to up and over door)

Maximum measurements including depth of internal pillars.

Light and power, up and over door, pitched roof.

Driveway Parking

To front of garage.

Gardens

The property occupies a corner plot having an area of lawn to the front and some shrubs.

Rear Garden

Patio area preceding an area laid to lawn and having borders with various shrubs, outside tap, outside power points, outside lighting.

N.B

We are informed by our client that there is an annual estate maintenance charge.

Service Charge Apportionment on behalf of The Mill (Polegate) Management Company Limited from 01.05.2024 to 30.04.2025 is £247.56.

(All details concerning the outgoing are subject to verification)

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:

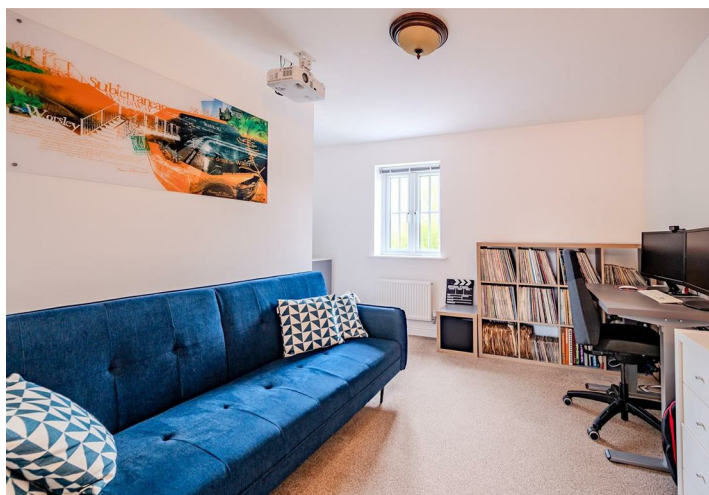
www.checker.ofcom.org.uk

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.

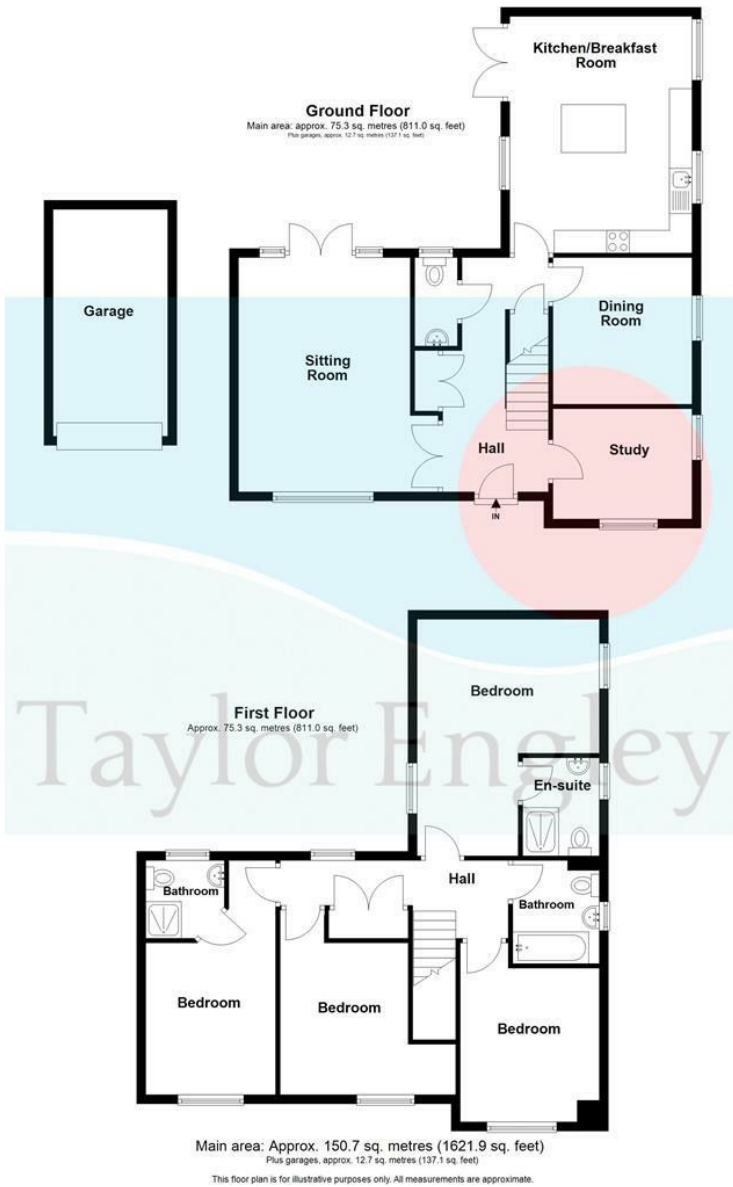
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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