



4 PORTERS WAY, POLEGATE

£320,000 FREEHOLD

Accommodation: Terraced House, Three Bedrooms, Porch, Lounge, Kitchen, Conservatory, Shower Room, Double Glazed Windows, Gas Central Heating, Rear Garden, Garage, Off Road Parking.

Conveniently located for Polegate Railway Station & commuting this family home offers well-proportioned accommodation including a large L Shaped Lounge 19'10" max x 17'1" max opening onto 14'0" x 9'7" Conservatory/dining area overlooking the attractive rear garden. Another bonus is the generous off-road parking to the front in addition to an attached garage which might offer the potential for an extension subject to relevant permissions and consents. A viewing is essential, so call The Exchange Property Services on 01323 489560 to arrange your appointment to view.

UPVC door with double glazed panels to:

GROUND FLOOR

Porch

Double glazed window to front, double glazed patio doors to lounge, laminate flooring:

Lounge

L Shaped 6.07m (19'10") reducing to 2.97m (9'8") x 5.22m (17'1") reducing to 3.09m (10'1")

Double glazed patio doors to conservatory, radiators, stairs to first floor with built in cupboard under, coved ceiling:



Kitchen

3.02m (9'10") x 2.05m (6'8")

Fitted with a range of base and eye level units with wooden effect laminate worktop space over, fitted electric oven, inset gas hob & extractor hood above, single bowl stainless steel inset sink with drainer, UPVC double glazed window to conservatory, plumbing for washing machine:



Conservatory

4.28m (14'0") x 2.94m (9'7")

Patio doors opening onto rear garden, radiator, double glazed windows to rear & sides, transparent roof, tiled flooring:



FIRST FLOOR

First Floor Landing

Loft access with drop down ladder, Airing cupboard with gas boiler:

Bedroom 1

3.47m (11'4") x 3.40m (11'1") plus door recess & built in wardrobe

Double glazed window to rear, radiator, built in double wardrobe, laminate flooring:



Bedroom 2

3.23m (10'7") x 2.96m (9'8") plus door recess & built in wardrobe

Double glazed window to front, radiator, built in double wardrobe, laminate flooring:



Bedroom 3

2.20m (7'2") x 2.34m (7'8") plus door recess

Double glazed window to front, laminate flooring:



Shower Room

Comprising shower cubicle with wall mounted shower, pedestal wash hand basin, low-level WC, double glazed window to rear, radiator, tiled walls, tiled flooring:



Outside

Front Garden

Off Road Parking

Garage

4.72m (15'5") x 2.50m (8'2")

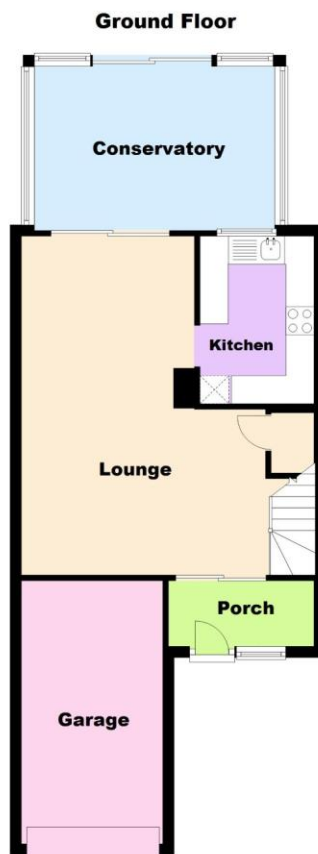
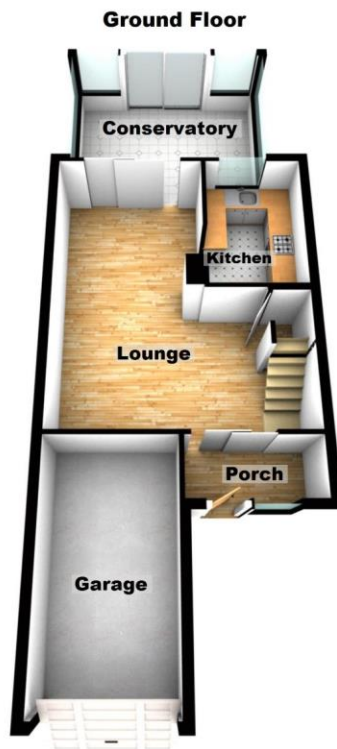
Up & Over door, power points & lighting:

Rear Garden

6.11m (20'0") x 5.48m (17'11")

Fencing to sides & rear, decking with canopied area, artificial grass:





Energy performance certificate (EPC)

4 Porters Way POLEGATE BN26 6AP	Energy rating C	Valid until: 12 January 2035
		Certificate number: 4535-4629-0400-0182-5296

Property type	Mid-terrace house
Total floor area	73 square metres

Rules on letting this property

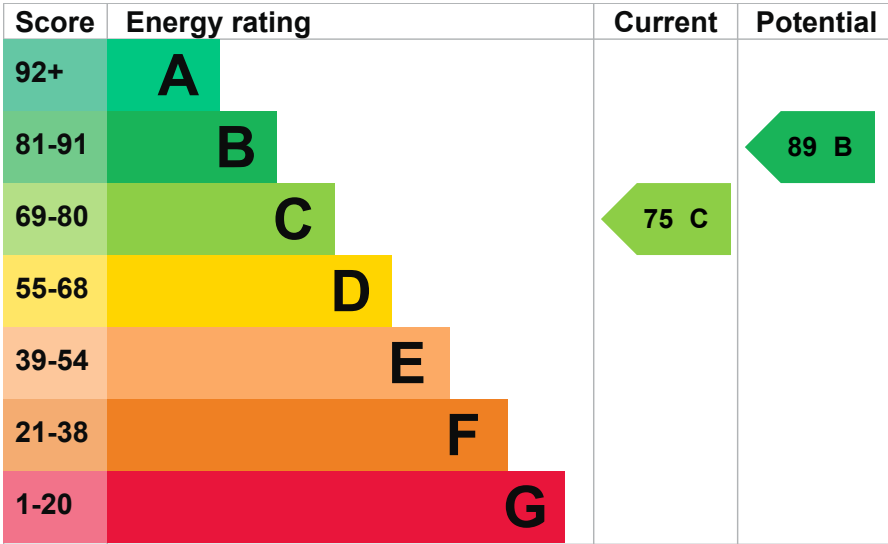
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: (VISIT OUR WEBSITE FOR MORE INFORMATION) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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