



25 CORNFLOWER CRESCENT, POLEGATE

£395,000 FREEHOLD

Accommodation: Extended Semi-Detached House, Six to Four Bedrooms or Four to Two Reception Room, Entrance Hall, Cloakroom, Open plan through Lounge, Open plan Kitchen/breakfast room, Storeroom, Dining Room/Bedroom five, Office/bedroom six, Bathroom, En-suite shower Room, Double Glazed Windows, Gas Central Heating, electric & under floor heating, Solar Panels, Rear Garden, Off Road Parking.

This family home has been generously extended offering versatile accommodation for those buyers seeking vital extra bedrooms or valuable additional living accommodation and perhaps home office. The property is in excellent decorative order throughout plus has open plan kitchen and living area overlooking the attractive rear garden. Conveniently located in Polegate on the outskirts of Eastbourne a viewing is essential, so call The Exchange Property Services on 01323 489560 to arrange your appointment to view.

Canopy entrance & UPVC door with double glazed panels to:

GROUND FLOOR

Entrance Hall

Wood flooring, recessed spotlights, under floor heating:

Cloakroom

Double glazed window to front, tiled flooring, part tiling to walls, concealed cistern low level WC, heated towel rail, wall mounted wash hand basin, extractor fan:

Office/Bedroom Six

1.99m (6'6") x 2.13m (7'0")

Double glazed full height window to front, wood flooring, under floor heating:



Open Plan Kitchen/Breakfast Room Area

3.98m (13'0") x 3.66m (11'11")

Fitted with a range of base and eye level units with laminate worktop space over and plinth lighting, breakfast bar, fitted electric oven, inset electric hob & extractor hood above, 1½ bowl stainless steel inset sink with drainer, plumbing for washing machine, integrated dishwasher, partly tiled walls, wood flooring, recessed spot lighting, staircase to first floor with built in storage cupboard under:



Open Plan Lounge/Living area

Lounge Area

5.15m (16'10") x 2.82m (9'2")

Wood flooring, recessed spot lighting, under floor heating:

Living Area

3.66m (11'11") max x 2.26m (7'5")

Double glazed patio doors to rear garden, recessed spot lighting, wood flooring:



Storage Cupboard

1.68m (5'6") x 1.27m (4'1")

Double glazed window to rear, wooden flooring, recessed spot lighting, loft hatch to roof void:

Dining Room/Bedroom Five

3.10m (10'1") x 2.38m (7'9")

Double glazed door to side, double glazed window to front, wooden flooring, under floor heating, loft access to boarded loft space, recessed spot lighting:



Downstairs Bedroom Four

3.33m (10'11") x 2.94m (9'7")

Double glazed window to rear, wall mounted electric heater, recessed spot lighting:



FIRST FLOOR

First Floor Landing

Loft access, built in cupboard:

Bedroom 1

L Shaped 4.00m (13'1") reducing to 3.00m (9'10") x 2.78m (9'1") max

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



En-Suite Shower Room

Comprising double shower cubicle with waterfall style shower, wall mounted wash hand basin, low-level concealed cistern WC, heated towel rail, partly tiled walls, tiled flooring, extractor fan, recessed spot lighting:



Bedroom 2

2.82m (9'3") x 2.25m (7'4")

Double glazed French doors opening onto Juliet balcony to front, radiator, built in double wardrobe:



Bedroom 3

3.06m (10'0") x 2.95m (9'8")

Double glazed window to rear, radiator:



Bathroom

Comprising panelled bath with wall mounted shower over plus water fall style shower, glass shower screen, wall mounted wash hand basin, concealed cistern low-level WC, double glazed window to front, partly tiled walls, tiled flooring, heated towel rail:



Outside

Front Garden

Off Road Parking

Rear Garden

10.02m (32'10") x 8.90m (29'2")

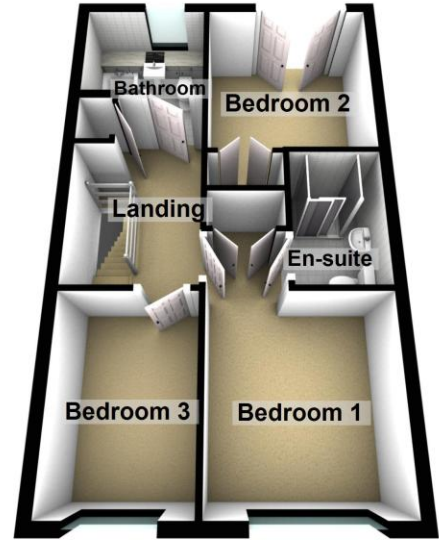
Fencing to sides & rear, patio, artificial grass, side access, outside socket, exterior light, shed:



Ground Floor



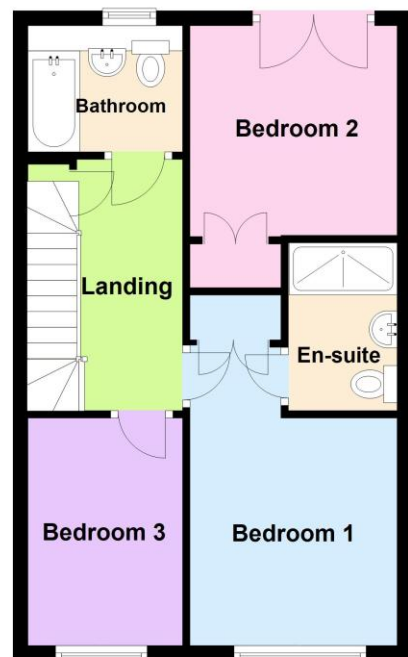
First Floor



Ground Floor



First Floor



Energy performance certificate (EPC)

25, Cornflower Crescent
POLEGATE
BN26 6GE

Energy rating

B

Valid until: 22 December 2029

Certificate number: 8571-7330-6809-6855-5926

Property type Semi-detached house

Total floor area 88 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 B. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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