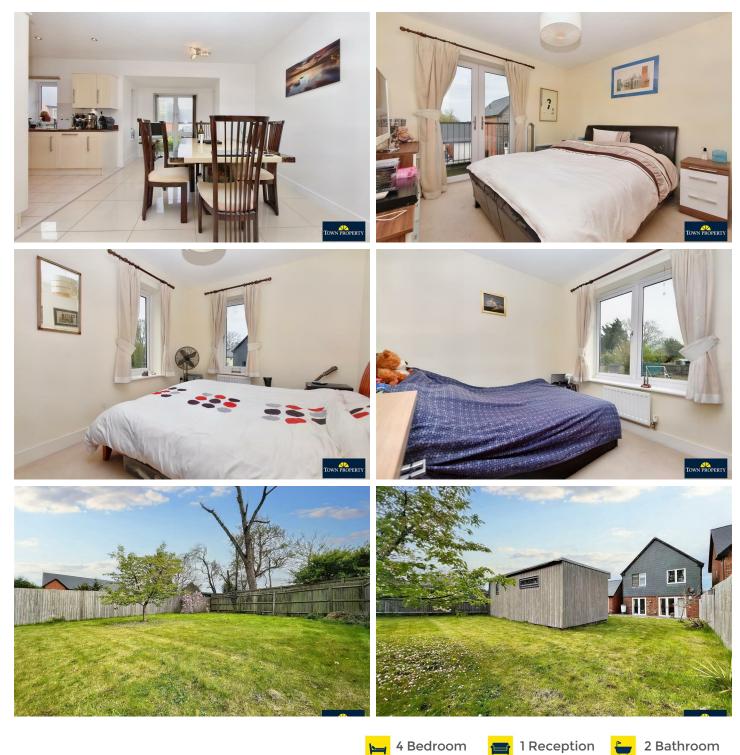
## 23 Buttercup Drive, Polegate, BN26 6FB

Freehold **Guide Price** £490,000 - £510,000



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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 pleased 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 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 will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.





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Located on the 'Bluebells' Country and Metropolitan development on the outskirts of Polegate, this four bedroomed detached house is set amongst extensive rear gardens that extend to approximately 100' in length that includes a superb bespoke garden cabin/annexe/home office with its own shower room/WC. The house itself also features a large kitchen/dining room, cloakroom and en suite facilities to the master bedroom in addition to a family bathroom/wc, driveway and garage. The delightful rear garden enjoys a South Westerly aspect and provides access to the cabin. Access to the Cuckoo Trail and Polegate High street shops and mainline railway station are also easily accessible. This property provides excellent extended family and/or home and income use and is well designed to include a front facing balcony accessed via the master bedroom.



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Pedestal wash ly tiled walls.

ely 100' in length

area and an

single garage.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.