

23 Buttercup Drive,  
Polegate, BN26 6FB

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



4 Bedroom 1 Reception 2 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

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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**Main Features**

- Detached House & Garden Cabin/Annexe

- 4/5 Bedrooms

- Cloakroom

- Sitting Room

- Kitchen/Dining Room

- En-Suite Shower Room/WC to Master Bedroom

- Family Bathroom/WC

- Garden Cabin/Home

- Office/Annexe with Shower Room/WC

- Southerly Facing Rear Garden

- Driveway & Garage

**Entrance**

Frosted double glazed door to-

**Entrance Hallway**

Radiator. Understairs cupboard. Wood laminate flooring.

**Cloakroom**

Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Tiled flooring. Fully tiled walls.

**Sitting Room**

Radiator. Carpet. Twin double glazed double doors.

**Kitchen/Dining Room**

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with upstands and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Integrated fridge freezer. Built in washing machine and dishwasher. Range of wall mounted units. Radiator. Tiled flooring. Double glazed window to front aspect.

**Stairs from Ground to First Floor Landing:**

Airing cupboard housing gas boiler. Access to loft (not inspected). Double glazed window to side aspect.

**Master Bedroom**

Radiator. Built in wardrobe. Built in drawer unit with TV. Double glazed window to front aspect with access to the balcony.

**En-Suite Shower Room/WC**

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Shaver point. Radiator. Fully tiled walls.

**Bedroom 2**

Radiator. Built in wardrobe. Carpet. Double glazed windows to front and side aspects.

**Bedroom 3**

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

**Bedroom 4**

Radiator. Carpet. Double glazed window to rear aspect.

**Family Bathroom/WC**

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Fully tiled walls.

**Outside**

The unusually large rear garden extends to approximately 100' in length and enjoys a pleasant South Westerly aspect.

**Garden Cabin / Home Office / Annexe**

This is arranged with a versatile living room/bedroom area and an adjoining shower room/wc.

**Parking**

A driveway provides off street parking and leads to the single garage.

**Garage**

Up and over door. Electric power. Light. Overhead storage. Door to garden.

Council Tax Band = C

EPC = C