

Little Acorns, 8 Gatcombe Crescent, Polegate,
BN26 6FP

Freehold

Guide Price
£500,000 - £515,000



4 Bedroom 3 Reception 3 Bathroom



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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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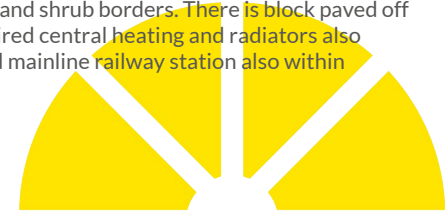


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Enviably located on the outskirts of 'The Mill' development in Polegate, this attractive detached house built approximately 10 years ago is arranged with four double bedrooms and three bathrooms, two of which are en suites. The generous ground floor accommodation comprises of three receptions and a cloakroom whilst the present owners have recently replaced the kitchen/breakfast room which is now stylish and well appointed. To the rear of the property is a mature garden that is laid to lawn, decking and patio with well stocked flower and shrub borders. There is block paved off street parking to the front and an adjacent driveway that leads to the single garage. Double glazing, gas fired central heating and radiators also extend throughout. There are numerous nearby shops and amenities with Polegate High street shops and mainline railway station also within approximately half a mile distant.

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Main Features

- Detached House
- 4 Double Bedrooms
- Cloakroom
- Study
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- 2 x En-Suite Shower Room's/WC
- Further Bathroom/WC
- Mature Rear Garden, Garage & Driveway

Entrance
 Covered entrance with frosted double glazed door.

Entrance Hallway
 Radiator. Laminate flooring.

Cloakroom
 Low level WC. Pedestal wash hand basin. Radiator. Laminate flooring. Frosted double glazed window.

Study
 9'0 x 5'10 (2.74m x 1.78m)
 Radiator. Carpet. Double glazed window to front aspect.

Double Aspect Sitting Room
 18'0 x 13'0 (5.49m x 3.96m)
 Carpet. Double glazed windows to front and side aspects. Double doors to-

Dining Room
 11'9 x 9'9 (3.58m x 2.97m)
 Radiator. Laminate flooring. double glazed window to rear aspect. Double glazed double doors to rear.

Kitchen/Breakfast Room
 14'9 x 14'8 (4.50m x 4.47m)
 Range of newly fitted units comprising of butlers sink unit and mixer tap with glass upstands and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and eye level oven and grill and dishwasher. Space and plumbing for washing machine and American style fridge freezer. Range of wall mounted units. Extractor. Concealed wall mounted gas boiler. Understairs cupboard. Radiator. Laminate flooring. Door to dining room. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing:
 Radiator. Airing cupboard. Access to loft (not inspected).

Master Bedroom
 14'6 x 10'1 (4.42m x 3.07m)
 Radiator. Built in wardrobe. Store cupboard. Carpet. Double glazed window to front aspect.

En-Suite Shower Room/WC
 Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

Bedroom 2
 10'6 x 9'2 (3.20m x 2.79m)
 Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

En-Suite Shower Room/WC
 Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Double glazed window to side aspect.

Bedroom 3
 11'8 x 9'2 (3.56m x 2.79m)
 Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 4
 8'7 x 7'6 (2.62m x 2.29m)
 Radiator. Fitted wardrobe. Carpet. Double glazed window to rear aspect.

Bathroom/WC
 Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside
 There are mature rear gardens that are laid to lawn, patio and decking. Planted borders provide well stocked areas of trees, flowers and shrubs and there is gated side access and into the garage.

Parking
 There is a block paved area of off street parking to the front and a driveway approaching the garage.

Garage
 18'65 x 9'07 (5.49m x 2.92m)
 Up and over door. Electric power and light. Overhead storage.

Agents Note:
 An approximately £250 p/a maintenance fee is paid on this development.

EPC = B

Council Tax Band = E