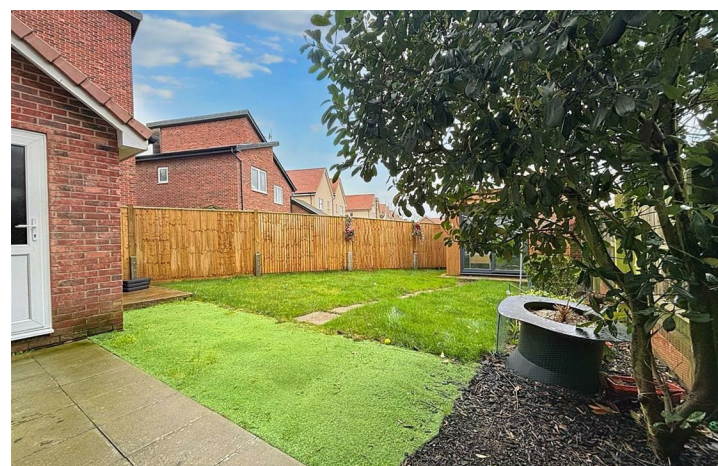


31 Sunflower Lane, Polegate,
BN26 6FD

Freehold

£375,000



3 Bedroom 1 Reception 2 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.



TOWN PROPERTY



01323 412200

Freehold

£375,000

3 Bedroom 1 Reception 2 Bathroom



31 Sunflower Lane, Polegate, BN26 6FD

An extremely well presented three bedroom detached house situated on the popular Bluebells Development in Polegate. Being one of the original showhomes on the development, the house benefits from open views to the front towards fields. Providing spacious and well presented proportioned accommodation, the house benefits from a spacious ground floor cloakroom, open plan living accommodations with fully fitted kitchen including integrated appliances and lounge/dining room with tri-fold doors providing access to the rear garden. The first floor comprises of three double bedrooms, the master with an en-suite room and further modern bathroom. To the front of the house, there is off road parking for two cars in front of the garage with its up and over door. The rear garden is mainly laid lawn with an area of patio and a wonderful home office with light, power, heating and sliding access doors. Supermarkets are nearby and Polegate's High Street with its mainline railway station are approximately one and a half miles away. An internal inspection comes highly recommended.

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31 Sunflower Lane, Polegate, BN26 6FD

£375,000**Main Features**

- Detached House

- 3 Bedrooms

- Cloakroom

- Lounge/Dining Room

- Open Plan Fitted Kitchen

- En-Suite Shower Room/WC

- Bathroom/WC

- Garden with Home Office

- Off Road Parking

- Garage

Entrance

Entrance door to-

Lobby

Radiator. Door to-

Large Cloakroom

Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Radiator. Tiled flooring. Part tiled walls. Inset spotlights. Frosted double glazed window.

Lounge/Dining Room

20'8 x 16'9 (6.30m x 5.11m)

Ceiling fan. Radiator. TV point. Tri-fold doors to garden.

Built in utility room with plumbing and space for washing machine.

Open Plan Fitted Kitchen

11'7 x 6'6 (3.53m x 1.98m)

Modern range of fitted wall and base units. Worktops with inset single drainer sink unit with spray mixer tap. Built in five ring gas hob with coloured glass splashback and extractor cooker hood. Eye level electric oven and microwave. Integrated fridge freezer and dishwasher. Radiator. Tiled flooring. Inset spotlights. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing:

Radiator. Loft hatch (not inspected). Airing cupboard housing hot water cylinder. Double glazed window.

Bedroom 1

9'10 x 8'10 (3.00m x 2.69m)

Radiator. Ceiling fan. Inset spotlights. Double glazed window to rear aspect. Door to-

En-Suite Shower Room/WC

Shower cubicle with rainwater shower head and further handheld shower. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Part tiled walls. Tiled flooring. Shaver point. Inset spotlights. Extractor fan. Recessed built in cupboard.

Bedroom 2

9'2 x 9'0 (2.79m x 2.74m)

Radiator. Built in wardrobe. Doors to Juliette balcony with wonderful far reaching views.

Bedroom 3

9'2 x 7'3 (2.79m x 2.21m)

Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

White suite comprising of panelled bath with wall mounted shower, mixer tap, rainwater shower head and shower screen. Low level WC with concealed cistern. Vanity unit with wash hand basin and chrome mixer tap and cupboard below. Part tiled walls. Tiled flooring. Extractor fan. Chrome heated towel rail. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with an area of patio. There are flower beds with trees and shrubs and gated side access. A particular feature is the home office with power, light and bi-fold doors. There is a garage with an up and over door and further parking in front.

Council Tax Band = D

EPC = C