



01323 412200

TOWN PROPERTY

Freehold

Guide Price

£340,000 - £350,000

 3 Bedroom  1 Reception  1 Bathroom



4 Victoria Road, Polegate, BN26 6DB

GUIDE PRICE £340,000 - £350,000

Just yards from Polegate's bustling High street shops and the mainline railway station, this attractive Period house is end terraced and arranged with three bedrooms and invaluable off street parking. Presented to a high standard throughout, the bay fronted sitting room features an ornate open fireplace and the impressive modern kitchen/dining room includes integrated appliances and a central breakfast bar. In addition, the stylish bathroom/wc further compliments the house with further benefits including a useful utility room and a secluded rear garden which is laid to lawn, patio and decking. Local schools and the Cuckoo trail can be found nearby whilst Hailsham and Eastbourne are also easily accessible.

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6DB

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Main Features

- Period End Terraced House
- 3 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Bathroom/WC
- Secluded Rear Garden
- Off Road Parking

Entrance

Covered entrance with frosted composite double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Carpet. Double glazed window to front aspect.

Sitting Room

13'1 x 11'6 (3.99m x 3.51m)

Radiator. Ornate open fireplace with mantel above. Carpet. Picture rail. Double glazed window to front aspect.

Kitchen/Dining Room

18'6 x 11'10 (5.64m x 3.61m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under with integrated refrigerator and dishwasher. Range of wall mounted units. Extractor. Central peninsula with breakfast bar. Radiator. Wood laminate flooring. Double glazed windows to rear and side aspects.

Utility Room

9'5 x 6'1 (2.87m x 1.85m)

Range of wall mounted units with single drainer sink unit and mixer tap with cupboard under. Space and plumbing for American style fridge freezer, washing machine and tumble dryer. Wall mounted units. Concealed gas boiler. Wood laminate flooring. Double glazed window to side aspect.

Stairs from Ground to First Floor Landing:

Access to loft with ladder (not inspected).

Bedroom 1

12'2 x 9'9 (3.71m x 2.97m)

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

Bedroom 2

11'5 x 11'0 (3.48m x 3.35m)

Radiator. Built in airing cupboard. Carpet. Double glazed window to rear aspect.

Bedroom 3

8'4 x 7'6 (2.54m x 2.29m)

Radiator. Open wardrobe. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Part tiled walls. Frosted double glazed window.

Outside

There is a mature and secluded rear garden that is laid to lawn, patio and decking.

Parking

There is a block paved driveway arranged to the front.

EPC = D

Council Tax Band = C

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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.