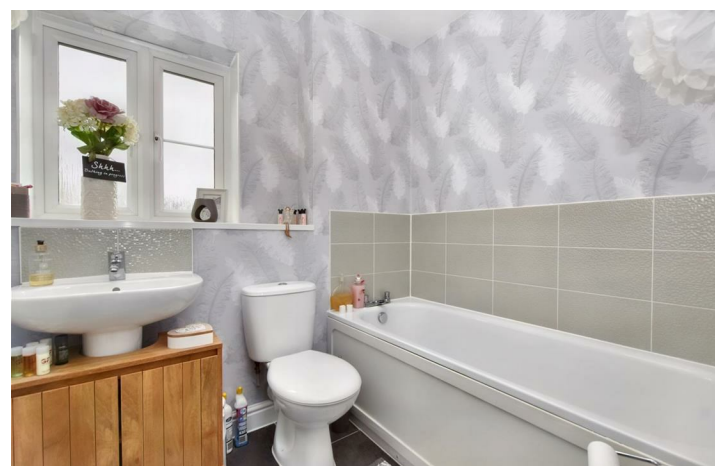


47 Highgrove Crescent,
Polegate, BN26 6FL

Freehold

£350,000



4 Bedroom 1 Reception 3 Bathroom



TOWN PROPERTY www.town-property.com 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.



TOWN PROPERTY



01323 412200

Freehold

4 Bedroom 1 Reception 3 Bathroom

£350,000



47 Highgrove Crescent, Polegate, BN26 6FL

Forming part of the Mill Development in Polegate, this elegant end terraced townhouse has four bedrooms and a sitting room that opens onto the secluded rear garden. Benefits include a cloakroom and a fitted kitchen/breakfast room with some integrated appliances included and the property boasts a family bathroom/wc and en suite facilities. Presented to a high standard throughout, there is a driveway to the side with off street parking and this leads to a single garage. Polegate High street shops, nearby schools and the mainline railway station are all easily accessible and the Cuckoo Trail is also within walking distance.

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47 Highgrove Crescent, Polegate, BN26 6FL

£350,000

Main Features

- End Terraced Townhouse
- 4 Bedrooms
- Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- En-Suite Shower Room/WC to Master Bedroom
- Bathroom/WC
- Shower Room/WC
- Secluded Garden
- Garage & Driveway

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Wood laminate flooring. Double glazed window.

Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Wood laminate flooring. Frosted double glazed window.

Kitchen/Breakfast Room

15'1 x 7'5 (4.60m x 2.26m)

Range of units comprising of single drainer sink unit and mixer tap with surrounding upstands and work surfaces with cupboards and drawers under. Inset four ring gas hob and electric double oven under.

Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Range of wall mounted units. Extractor. Concealed gas boiler. Radiator. Wood laminate flooring. Double glazed window to front aspect.

Sitting Room

14'7 x 10'0 (4.45m x 3.05m)

Radiators. Wood laminate flooring. Understairs cupboard. Double glazed window to rear aspect. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing:

Radiator. Airing cupboard.

Master Bedroom

12'5 x 9'4 (3.78m x 2.84m)

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

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Bedroom 2

9'4 x 7'9 (2.84m x 2.36m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Tiled flooring. Frosted double glazed window.

Staircase from First to Second Floor Landing

Bedroom 3

10'11 x 8'1 (3.33m x 2.46m)

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

Bedroom 4

14'3 x 6'7 (4.34m x 2.01m)

Radiator. Carpet. Double glazed Velux window to rear aspect.

Shower Room/WC

Oversize shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Tiled flooring.

Outside

There is a secluded rear garden laid to decking and artificial grass.

Parking

A driveway to the side leads to the single garage.

Garage

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

Council Tax Band = D

EPC = B