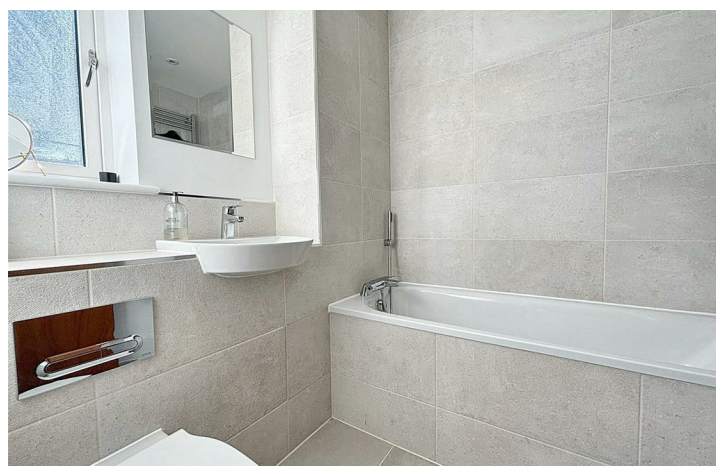
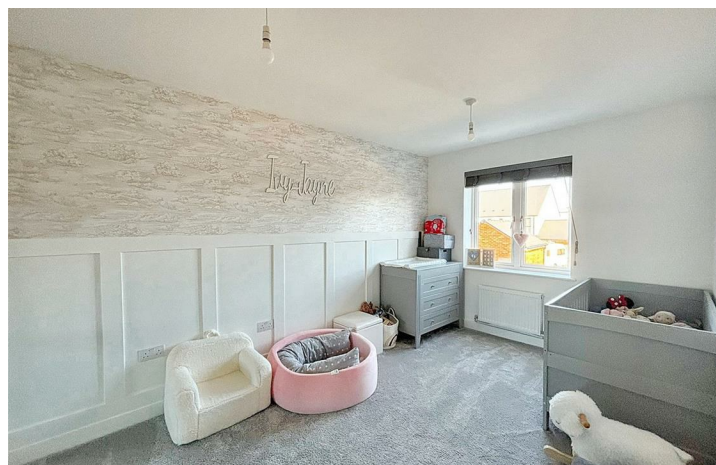


11 Birch Road, Polegate, BN26 6GJ

Freehold

£435,000



4 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

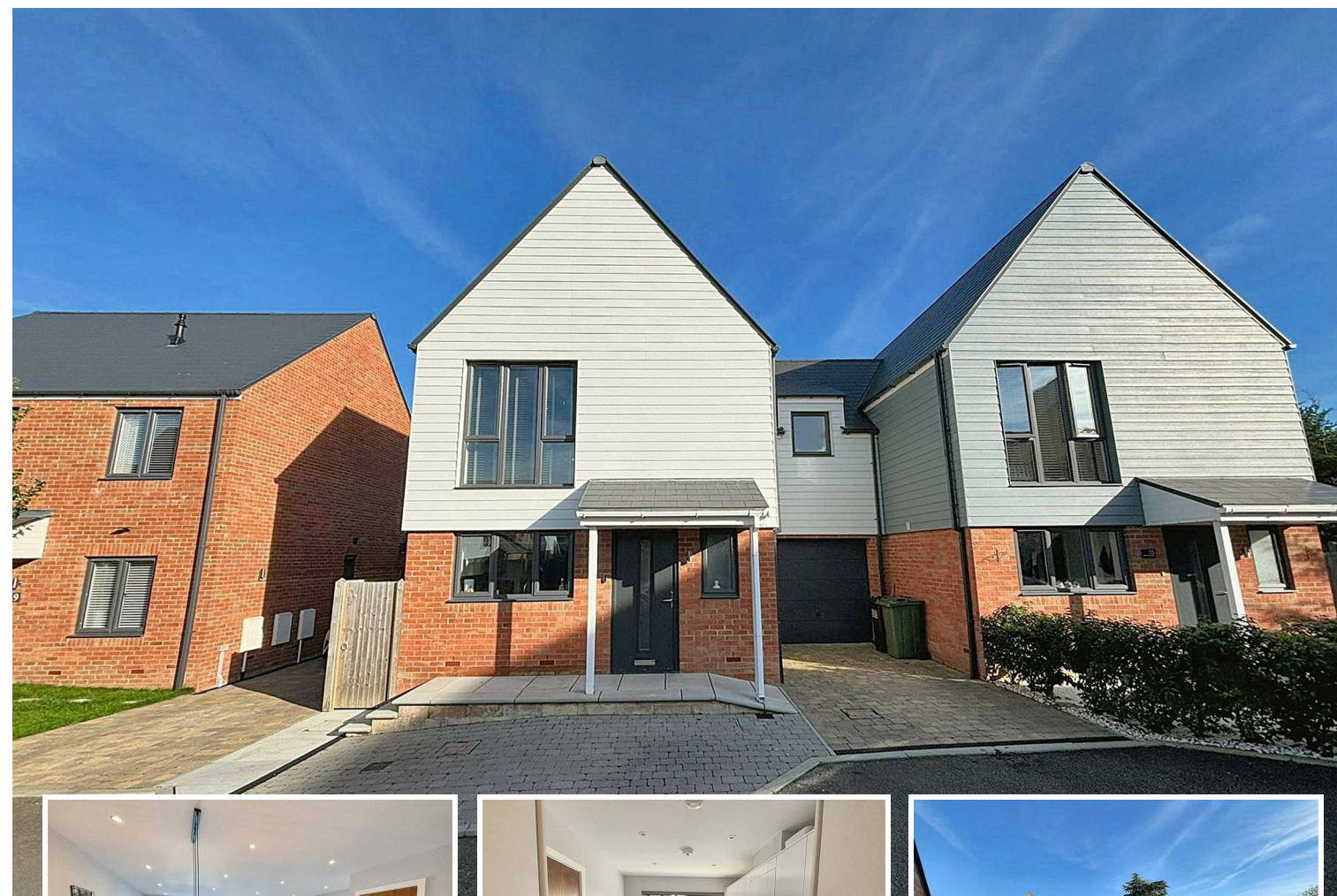


01323 412200

Freehold

4 Bedroom 1 Reception 2 Bathroom

£435,000



11 Birch Road, Polegate, BN26 6GJ

A beautifully presented four bedroom semi-detached house that has wonderful open planned living space with access to the landscaped rear garden. Enviably situated on this modern development in Polegate the house is within easy walking distance of nearby shops and provides spacious and well proportioned accommodation. The ground floor comprises of a wonderful lounge/dining room with hardwood flooring, a fitted kitchen with integrated appliances and a ground floor cloakroom. The first floor offers four good sized bedrooms, a family bathroom and an En-Suite off the master bedroom. The landscaped rear garden is laid to patio and lawn and provides access to the garage which has been divided into two to provide useful storage to the front and a hair salon/utility room to the rear. An internal inspection comes very highly recommended.

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11 Birch Road, Polegate, BN26 6GJ

£435,000

**Main Features**

- Semi-Detached House
- Four Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Double Aspect Lounge/Dining Room
- En-Suite to Master Bedroom
- Bathroom
- Landscaped Rear Garden
- Garage
- Utility Room/Hair Salon

**Entrance**

Entrance door to-

**Hallway**

Radiator. Hardwood flooring. Inset spotlights. Stairs to first floor.

**Ground Floor Cloakroom**

Low level WC with concealed cistern. Wash hand basin with chrome mixer tap and tiled splashback. Extractor fan. Frosted double glazed window.

**Kitchen**

10'4 x 8'0 (3.15m x 2.44m)  
Modern range of fitted white high gloss wall and base units, worktop with inset single drainer sink unit with chrome mixer tap, built in gas hob with electric oven under. Stainless steel splashback and extractor cooker hood. Eye level built in microwave. Integrated fridge freezer and dishwasher. Tiled floor. Inset spotlights. Double glazed window. Opening to-

**Double Aspect Lounge/Dining Room**

19'9 x 15'10 (6.02m x 4.83m)  
Hardwood flooring. Understairs cupboard. Radiator. Inset spotlights. TV point. Double glazed window to side and rear. Double glazed French doors to rear garden.

**Stairs from Ground to First Floor Landing**

Loft hatch (not inspected). Built in cupboard housing boiler and further built in cupboard with shelving.

**Bedroom 1**

11'11 x 9'7 (3.63m x 2.92m)  
Radiator. Fitted wardrobe with mirrored sliding door. TV point. Double glazed window to side aspect. Door to-

**En-Suite Shower Room**

White suite comprising of shower cubicle with rainwater shower head. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Tiled floor. Inset spotlights. Chrome heated towel rail. Frosted double glazed window.

**Bedroom 2**

13'9 x 8'11 (4.19m x 2.72m)  
Fitted wardrobe with mirrored sliding doors. Radiator. Double glazed window to front aspect.

**Bedroom 3**

12'8 x 8'9 (3.86m x 2.67m)  
Radiator. Fitted wardrobe with mirrored sliding doors. Radiator. Double glazed window to side aspect.

**Bedroom 4**

10'0 x 6'7 (3.05m x 2.01m)  
Radiator. Double glazed window to front aspect.

**Bathroom**

White suite comprising of bath with chrome mixer tap and handheld shower attachment. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Part tiled walls. Tiled floor. Chrome heated towel rail. Fitted wall unit. Inset spotlights. Frosted double glazed window.

**Outside**

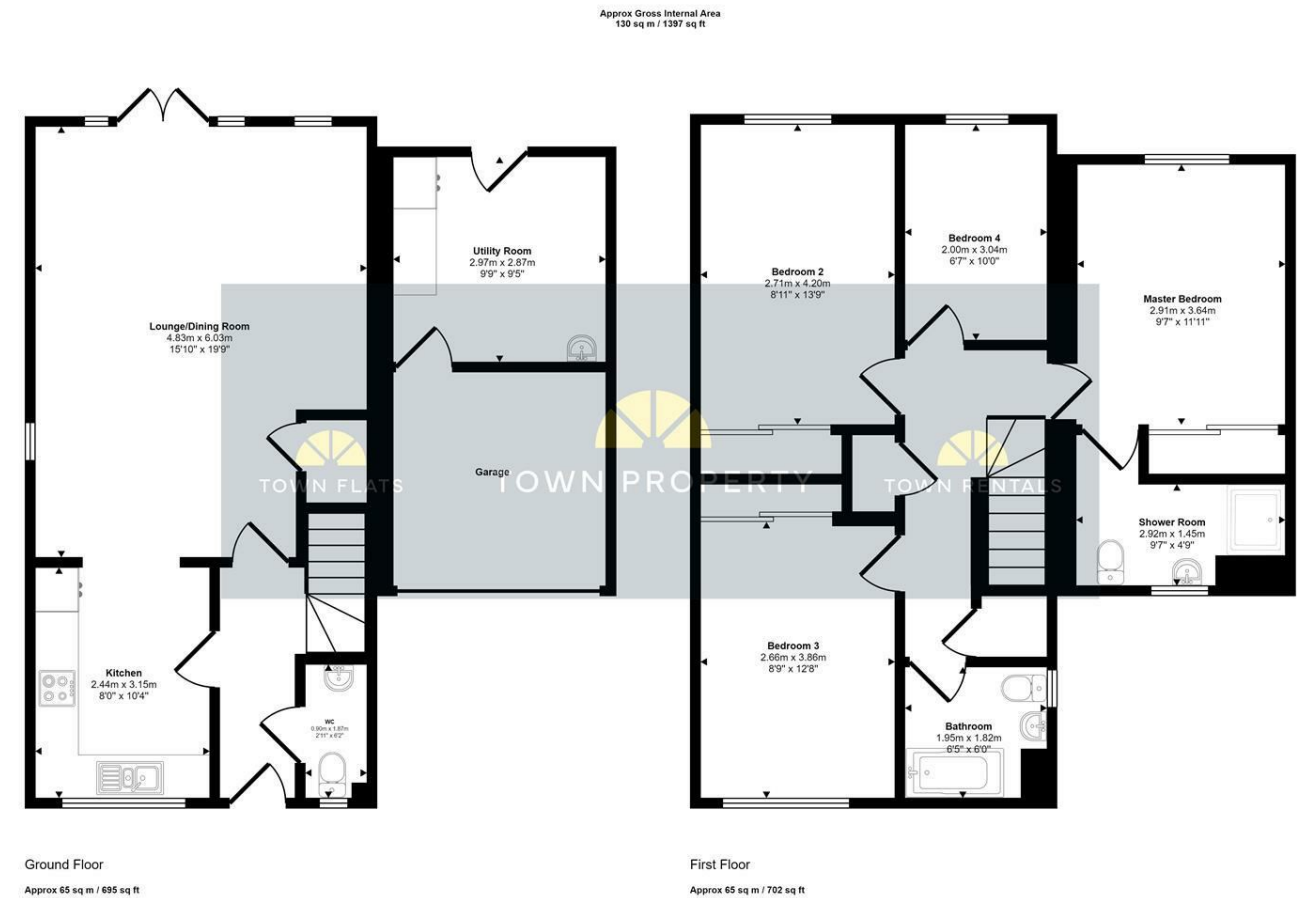
The landscaped rear garden is mainly laid to patio with an area of lawn. Railway sleepers provide raised flower beds. There is an outside tap, wooden shed and gated side access.

**Garage**

The garage has been divided into two with the front section providing useful storage space with light and a door to second half that has been converted into a utility room/hair salon with marble effect worktop and integrated fridge freezer. Plumbing and space for washing machine and tumble dryer. Inset spotlights. Door to rear garden.

COUNCIL TAX BAND = D

EPC = B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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