

15 The Thatchings,
Polegate BN26 5DT

Freehold

£450,000



4 Bedroom 2 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.



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Conveniently located on the border of Polegate and Willingdon, this spacious detached house is arranged with four bedrooms and two ground floor receptions. The property which has solar panels and a large garage with an adjoining workshop, boasts a fitted modern kitchen with two generous ground floor receptions and a useful cloakroom. In addition, there are En Suite facilities to the master bedroom with a family bath & shower room/wc also included. There is a medium sized rear garden laid to lawn and patio which has gated side access. Polegate High street shops and the mainline railway station are easily accessible and Willingdon School is within walking distance.

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Main Features

- Detached House
- Four Bedrooms
- Ground Floor Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- En Suite Shower Room/WC & Family Bath & Shower Room/WC
- Driveway
- Garage
- Double Glazing & Gas Central Heating Throughout & Solar Panels

Covered Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Wood flooring.

Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Sitting Room

21'9 x 11'9 (6.63m x 3.58m)

Two raditors. Wooden flooring. Double glazed window to rear aspect. Sliding double glazed door to rear garden.

Dining Room

10'10 x 8'6 (3.30m x 2.59m)

Radiator. Wooden flooring. Double glazed window to front aspect.

Kitchen

17'4 x 8'7 (5.28m x 2.62m)

Range of units comprising of bowl and half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric double oven under, further eye level oven and warming drawer. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Concealed wall mounted gas boiler. Plinth heater. Double glazed door to side. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing

Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Master Bedroom

13'0 x 9'9 (3.96m x 2.97m)

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. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Bedroom 2

11'9 x 7'9 (3.58m x 2.36m)

Radiator. Built in wardrobe. Amtico flooring. Double glazed window to front aspect.

Bedroom 3

11'9 x 7'4 (3.58m x 2.24m)

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

Bedroom 4

8'6 x 7'4 (2.59m x 2.24m)

Radiator. Carpet. Double glazed window to rear aspect.

Bath & Shower Room/WC

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

Outside

There are front and rear gardens, the rear being laid to lawn and patio with gated side access.

Parking

There is a driveway with off street parking.

Large Garage

23'97 x 8'98 (7.01m x 2.44m)

Workshop

9'19 x 6'56 (2.74m x 1.83m)

Double glazed window. Door to side.

COUNCIL TAX BAND = E

EPC = B

