



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £369,950



## 5 Manor Way, Polegate, BN26 5AT

Extended and chain free semi-detached family home with a south facing rear garden, ideally situated adjacent to Polegate train station and Brightling Road Leisure Ground. To the front aspect, there is a driveway suitable for 2 vehicles, a side gate leading to the front door and access to the garage which is sizeable and doubles up as a utility room. The lounge diner at the rear has been extended with patio doors onto the south facing garden and to the front aspect a kitchen breakfast room with direct access into the garage. On the first floor there is a welcoming 'U' shaped landing with three generous and bright bedrooms and the family bathroom. Internal viewing comes highly recommended to appreciate the condition, abundance of natural light and distant views of the South Downs.

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Polegate, BN26 5AT

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Main Features

- Semi Detached Polegate Home
- 3 Bedrooms
- Spacious Lounge/Dining Room
- Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- Double Glazing
- Paved & Lawned Rear Garden
- Driveway
- Garage/Utility
- CHAIN FREE

Entrance

Gate to the side of the property leading to the front door.

Hallway

Radiator. Stone floor tiling. Double glazed window and door to side aspect.

Lounge/Dining Room

20'3 x 17'10 (6.17m x 5.44m )

3 radiators. Feature fireplace. Stone floor tiling continued from hallway. Double glazed window and doors to rear garden.

Fitted Kitchen/Breakfast Room

10'10 x 10'1 (3.30m x 3.07m)

Range of fitted wall and base units with under counter lighting. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and oven. Door to garage. Radiator. Space for dining table. Space under counter. Double glazed windows to front and side aspects.

Stairs from Ground to First Floor 'U' Shaped Landi

Airing cupboard. Loft access (not inspected).

Bedroom 1

14'1 x 10'7 (4.29m x 3.23m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

12'9 x 9'10 (3.89m x 3.00m )

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

Bedroom 3

7'5 x 7'1 (2.26m x 2.16m )

Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising 'P' shaped bath with chrome mixer tap, shower over and shower screen. Low level WC with hidden cistern. Wash hand basin set in vanity unit with mixer tap and cupboard below. Heated towel rail. Frosted double glazed window.

Outside

Rear Garden: Part paved and part artificial lawn. Fenced boundaries.

Front Garden: Block paved driveway with access to garage. Side gate leading to front door.

Garage

Double doors to driveway. Door to kitchen. Gas boiler. Worksurface with plumbing & space for washing machine.

EPC = D

Council Tax Band = C