



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£365,000



42 Buttercup Drive, Polegate, BN26 6FB

Immaculate and beautifully presented family home in the 'Bluebells' Country and Metropolitan development on the outskirts of Polegate. Comprising of; three bedrooms with an en-suite and Juliette balcony to the principle bedroom, sizeable entrance hallway, ground floor WC, fitted kitchen diner, modern lounge opening onto an elegant and landscaped rear garden. From the garden, you have direct access into the garage with power and a pitched roof, perfect for additional storage. Further benefits include a driveway in front of the garage, ease of access to the A27/A22 and Polegate trainstation, local amenities and nearby schools.

42 Buttercup Drive,
Polegate BN26 6FB

£365,000

Main Features

- Immaculate Semi Detached House
- 3 Bedrooms
- Cloakroom
- Kitchen
- Lounge/Dining Room
- Juliette Balcony & En Suite Shower Room/WC to Master Bedroom
- Bathroom/WC
- Landscaped Rear Garden
- Driveway
- Garage

Entrance

Double glazed front door to-

Hallway

Radiator.

Cloakroom

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

Kitchen

11'11 x 8'11 (3.63m x 2.72m)

Fitted range of wall and base units, surrounding worktop with inset stainless steel sink unit. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine and dishwasher. Integrated fridge freezer.

Lounge

17'2 x 16'4 (5.23m x 4.98m)

Two radiators. Understairs cupboard. Double glazed window and door to rear.

Stairs from Ground to First Floor Landing

Carpet. Airing cupboard housing boiler.

Bedroom 1

10'3 x 8'10 (3.12m x 2.69m)

Built in wardrobes. Radiator. Double glazed double doors to Juliette balcony.

En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan. Part tiled walls. Tiled flooring.

Bedroom 2

11'11 x 8'8 (3.63m x 2.64m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

11'4 x 7'0 (3.45m x 2.13m)

Radiator. Loft access (not inspected). Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap and handheld shower attachment. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Frosted double glazed window.

Outside

The landscaped rear garden is mainly laid to lawn with a raised decking area adjoining the house. The garden has fenced and walled boundaries and a gate for side access.

Garage

Up and over door. Light. Pitched roof ideal for further storage. Double glazed door into garden.

COUNCIL TAX BAND = D

EPC = B

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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.