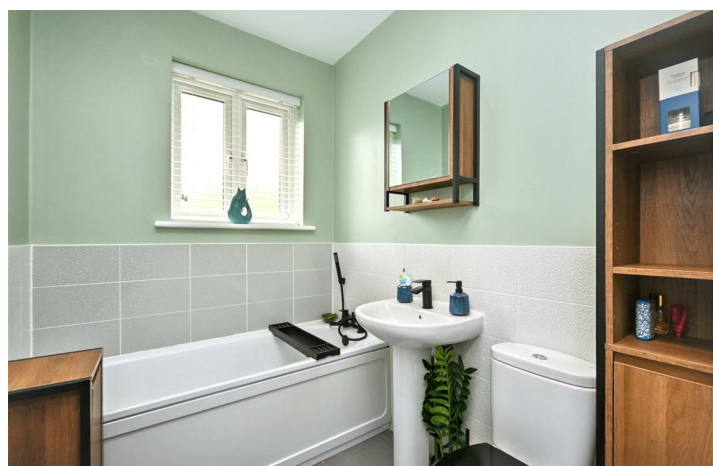
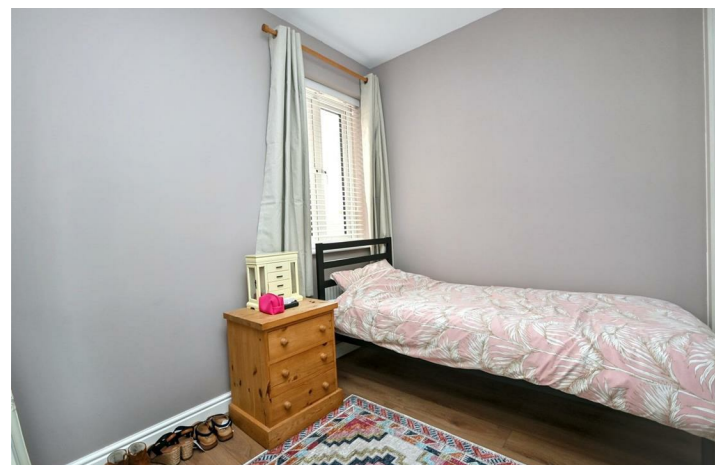


15 Balmoral Mews,  
Polegate, BN26 6FW

Guide Price £370,000-  
£390,000

Freehold



3 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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Freehold

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3 Bedroom 2 Reception 2 Bathroom



15 Balmoral Mews, Polegate, BN26 6FW

\*\*\*Guide Price £370,000-£390,000\*\*\*

Tucked away in a secluded leafy spot in Polegate, this immaculately presented and superbly positioned detached family home boasts a south-facing wrap-around low maintenance garden, 'Mara' Breeze House\*, garage with additional space for two cars. Comprising of three bedrooms, all having built in wardrobes and the principal bedroom with en-suite - in addition to the family bathroom. The ground floor offers a sizable entrance hallway, ground floor WC, dual aspect sitting room, fitted kitchen which opens into the dining room. A Newly fitted 3x7m NHBC compliant boarded loft provides ample storage. The location also affords access to the Cuckoo Trail, catchment for the Ofsted rated 'Outstanding' Polegate School, gyms, amenities, direct train and road links to London, Brighton and the South Coast etc.

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15 Balmoral Mews, Polegate, BN26 6FW

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Main Features

- Recently Decorated  
Detached Family Home
- 3 Bedrooms
- WC x 3 Including Downstairs  
Cloakroom
- Lounge & Dining Room
- Kitchen
- En Suite Shower Room/WC  
& Family Bathroom/WC
- Landscaped South Facing  
Rear Garden
- Driveway and Garage with  
Newly Fitted Electrics and  
Dual Lighting
- Newly Fitted Blinds &  
Plumbing Accessories  
Throughout
- Newly fitted 3x7m NHBC  
Compliant, Boarded Loft  
with Lighting

Entrance

Sheltered double-glazed front door with security light to-

Hallway

Radiator. Understairs cupboard. Stairs to first floor.

Cloakroom

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

Dual Aspect Lounge

13'7 x 13'2 (4.14m x 4.01m)  
Radiator. Double glazed window to front aspect. Double glazed double doors to garden.

Dual Aspect Kitchen

13'4 x 7'11 (4.06m x 2.41m)  
Fitted range of wall and base units, surrounding worktops with newly fitted sink and tap unit. Induction hob with electric fan oven under and extractor over. Space and plumbing for washing machine and dishwasher. Integrated fridge freezer. Radiator. Newly fitted, part tiled walls. Concealed gas boiler. Double glazed window with green views to front aspect. Double glazed door with privacy blinds to garden and view of the 'Mara' Breeze House.

Dining Room

9'9 x 7'9 (2.97m x 2.36m)  
Radiator. Opening to kitchen. Double glazed window to side aspect.

Stairs from Ground to First Floor Landing

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

Bedroom 1

13'1 x 8'8 (3.99m x 2.64m)  
Radiator. Fitted wardrobes. Double glazed window to side aspect. Door to-

En Suite Shower Room/WC

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

Bedroom 2

10'7 x 9'9 (3.23m x 2.97m)  
Radiator. Fitted wardrobes. Double glazed windows to front and rear aspect.

Bedroom 3

7'10 x 6'9 (2.39m x 2.06m)  
Radiator. Full width and height fitted wardrobes. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Part tiled walls. Frosted double glazed window.

Outside

The rear south-facing wrap-around garden is mainly paved with some exotic planting and artificial lawn with green and fenced boundaries and two gates for side access. The 'Mara' Breeze House\* is an additional gem! Looking back to the kitchen it provides a great entertaining space and captures the sun throughout the day. There are also outside plug sockets and taps x2. The front/side exterior has a variety of flowers and small trees + low-level hedge.

\*Subject to offer.

Parking

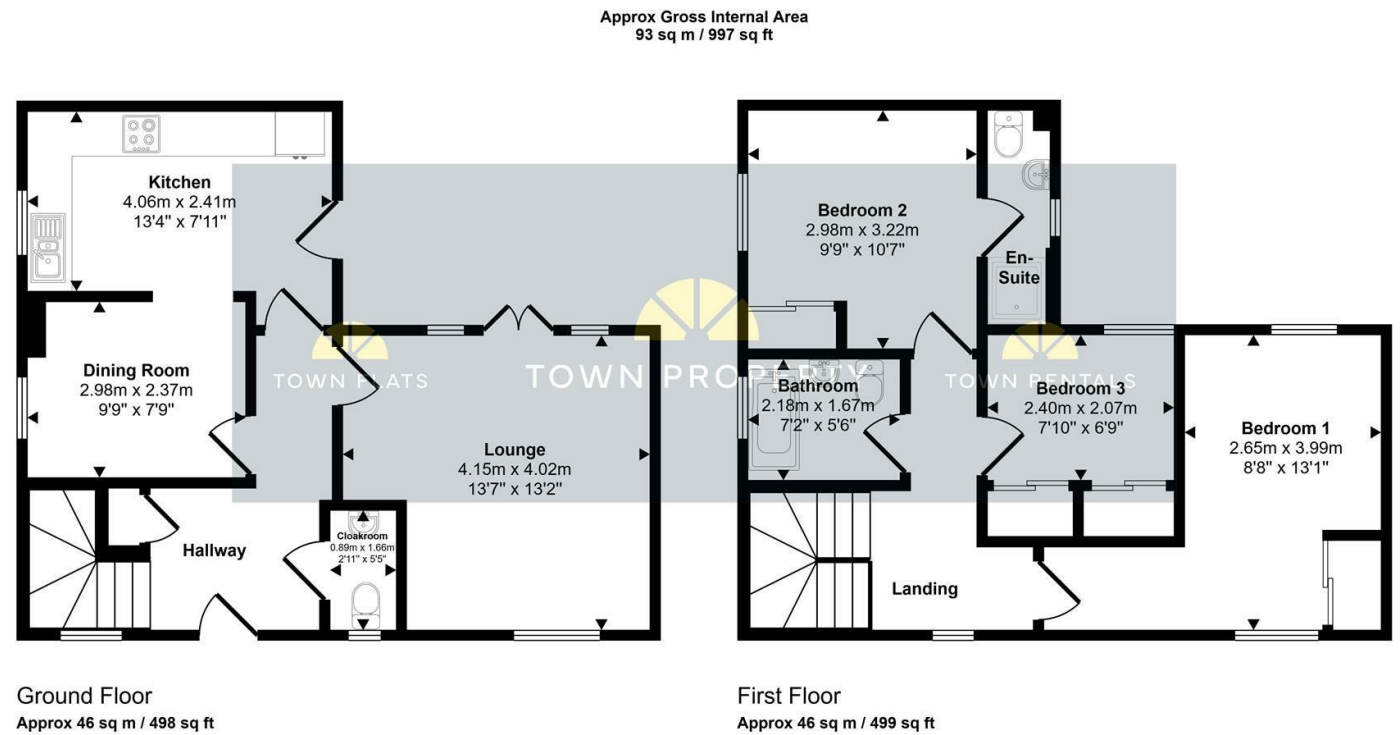
A driveway to the front provides off road parking for two vehicles.

Garage

Up and over door. Newly fitted & certified power with front and back internal lighting. Pitched roof for additional storage. Double glazed door to garden.

EPC = B

COUNCIL TAX BAND = D



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.