



TOWN PROPERTY



☎ 01323 412200

Freehold

 4 Bedroom  1/2 Reception  2 Bathroom

Offers in excess of
£400,000



32 The Thatchings, Polegate, BN26 5DT

****GUIDE PRICE £400,000 - £425,000****

Located on the borders of Polegate and Willingdon this spacious and well presented detached house has four bedrooms and a small Westerly facing rear garden. The property features a spacious modern kitchen/dining room, a generous sitting room and a double glazed conservatory. In addition, there are both en suite facilities and a further bath & shower room/wc with a ground floor cloakroom also included. There is a driveway at the front leading to an integral garage so a generous amount of parking is provided. Willingdon school and Polegate High street shops and the mainline railway station are also easily accessible whilst regular bus links into Eastbourne and towards the surround Villages of Jevington and Stone Cross can be found.

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Main Features

- Detached House
- 4 Bedrooms
- Cloakroom
- Kitchen/Dining Room
- Sitting Room
- Double Glazed Conservatory
- En Suite Shower Room & Family Bath & Shower Room/WC
- Westerly Facing Rear Garden
- Driveway & Garage

Entrance

Covered entrance with frosted double glazed door to-

Hallway

Radiator.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit below. Part tiled walls. Radiator. Frosted double glazed window.

Kitchen/Dining Room

16'3 x 8'5 (4.95m x 2.57m)

Range of units comprising of 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 concealed extractor above. Eye level double oven. Space for fridge freezer. Space and plumbing for dishwasher. Integrated washing machine. Range of wall mounted units. Radiator. Double glazed window to front and side aspect. Double glazed door to side.

Sitting Room

21'7 x 11'8 (6.58m x 3.56m)

Carpet. Radiator. Ornate fireplace surround with inset electric fire and gas point with mantel above. Understairs cupboard. Double glazed double doors to rear aspect.

Double Glazed Conservatory

9'6 x 9'0 (2.90m x 2.74m)

Double glazed windows. Double glazed double doors to rear garden.

Stairs from Ground to First Floor Landing

Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect with views towards Windmill.

Master Bedroom

12'10 x 9'7 (3.91m x 2.92m)

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

En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Frosted double glazed window.

Bedroom 2

11'6 x 7'11 (3.51m x 2.41m)

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

Bedroom 3

11'7 x 7'1 (3.53m x 2.16m)

Carpet. Radiator. Double glazed window to front aspect.

Bedroom 4

8'2 x 7'9 (2.49m x 2.36m)

Carpet. Radiator. Double glazed window to rear aspect.

Bath & Shower Room/WC

Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Part tiled walls. Frosted double glazed window.

Outside

There is a secluded Westerly facing rear garden laid to patio and artificial grass which has gated side access and further storage.

Parking

There is a block paved driveway providing off street parking that leads to the garage.

Garage

15'3 x 8'2 (4.65m x 2.49m)

Up and over door, electric light and power supply.

COUNCIL TAX BAND = E

EPC = C

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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.