

57 Kensington Way,  
Polegate, BN26 6FH



4 Bedroom 1 Reception 3 Bathroom

Freehold  
Offers In Excess Of  
£385,000

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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**TOWN PROPERTY**

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4 Bedroom 1 Reception 3 Bathroom



**57 Kensington Way, Polegate, BN26 6FH**

A stunning four bedroom three storey townhouse that provides spacious and well proportioned accommodation. Envably situated on the Mill Development on the outskirts of Polegate the ground floor of the house benefits from a fitted kitchen/breakfast room with integrated appliances, cloakroom and a lounge with french doors that open onto the secluded rear garden. The first floor comprises of two double bedrooms with the master having an En-suite shower room/WC and further family bathroom. The second floor comprises of two further double bedrooms and a shower room/WC. Further benefits include double glazing, gas central heating, a garage with an up and over door and further allocated parking. Polegate High Street with its local shops and mainline railway station are all located close by. An internal inspection comes highly recommended.

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**Main Features**

- End of Terrace House
- 4 Double Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Breakfast Room
- En Suite Shower Room/WC to Master Bedroom
- Shower Room/WC & Family Bathroom/WC
- Lawn & Patio Rear Garden
- Garage & Allocated Parking

**Entrance**  
Entrance door with opaque glass to-

**Hallway**  
Radiator. Wall lights. Inset spotlights. Stairs to first floor. Understairs cupboard. Double glazed windows.

**Cloakroom**  
Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Inset spotlights. Frosted double glazed window.

**Lounge**  
15'5 x 12'6 (4.70m x 3.81m)  
Two radiators. Wood effect flooring. Inset spotlights. Double aspect with double glazed windows to side and rear aspect. Double glazed patio doors to garden.

**Kitchen/Breakfast Room**  
15'4 x 10'9 (4.67m x 3.28m)  
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with double oven under and extractor over. Integrated dishwasher, washing machine and fridge freezer. Part tiled walls. Inset spotlights. Radiator. Cupboard housing gas boiler. Double glazed window to front aspect.

**Stairs from Ground to First Floor Landing**  
Inset spotlights. Stairs to second floor.

**Bedroom 1**  
15'5 x 10'7 (4.70m x 3.23m)  
Radiator. Fitted wardrobe with mirrored sliding doors. Double glazed door to rear aspect. Door to-

**En Suite Shower Room/WC**  
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Inset spotlights. Extractor fan. Tiled flooring. Part tiled walls.

**Bedroom 2**  
15'7 x 10'8 (4.75m x 3.25m)  
Radiator. Fitted wardrobe with mirrored sliding doors. Double glazed window to front aspect.

**Bathroom/WC**  
Panelled bath with mixer tap and handheld shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Heated towel rail. Inset spotlights. Extractor fan. Frosted double glazed window.

**Stairs from First to Second Floor Landing**  
Radiator. Loft access (not inspected). Inset spotlights. Airing cupboard housing hot water cylinder.

**Bedroom 3**  
10'11 x 10'11 (3.33m x 3.33m)  
Radiator. Double glazed window to front aspect.

**Bedroom 4**  
11'1 x 9'10 (3.38m x 3.00m)  
Radiator. Double glazed window to rear aspect.

**Shower Room/WC**

White suite comprising of shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Extractor fan. Inset spotlights.

**Outside**

The enclosed rear garden provides a high level of seclusion, it is laid to lawn and patio with gated side access to the-

**Garage**

Up and over door.

**Parking**

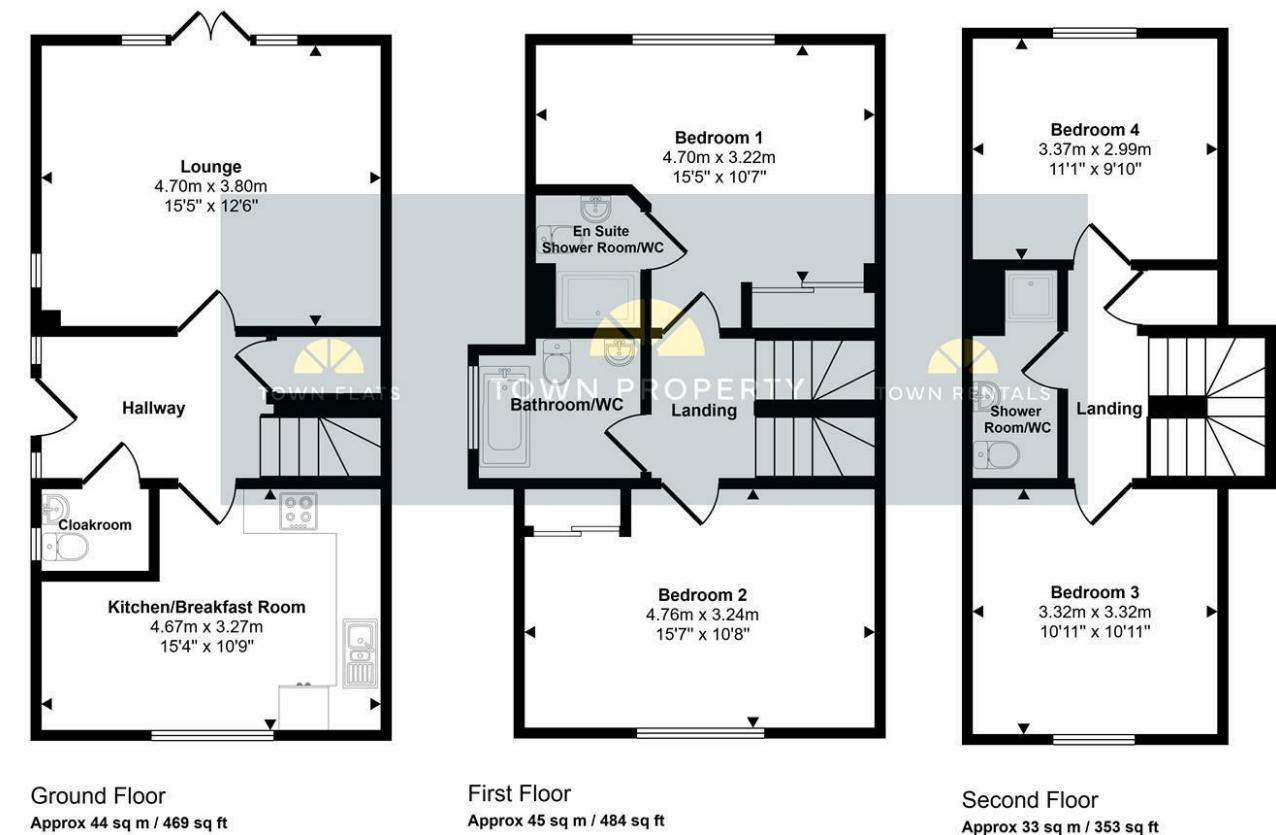
As well as the garage there is further allocated parking.

**AGENTS NOTE:**

There is an annual maintenance charge of £235 per annum.

**COUNCIL TAX BAND = E**

Approx Gross Internal Area  
121 sq m / 1307 sq ft



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.

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