



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£335,000



9 Sunflower Lane, Polegate, BN26 6FD

A well proportioned 3 bedroom terraced house with covered car port and garage. Situated on the popular Bluebells development on the outskirts of Polegate, the house benefits from three double bedrooms with the master having an En Suite Shower Room, a further bathroom, fitted kitchen, lounge/dining room with access to the rear garden. The enclosed rear garden is mainly laid to lawn and has access to the garage. Local shops can be found nearby. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 3 Bedrooms
- Cloakroom
- Lounge/Dining Room
- Modern Kitchen
- En-Suite Shower Room/WC to Bedroom 1
- Bathroom/WC
- Lawned Rear Garden

Entrance

Vinyl flooring. Radiator. Doors to-

Cloakroom

Low level WC. Pedestal wash hand basin. Part tiled walls. Frosted double glazed window.

Modern Kitchen

10'23 x 6'38 (3.05m x 1.83m)

Range of units comprising of drainer sink unit and mixer tap with surrounding work surfaces having cupboards and drawers under. Inset four ring gas hob. Eye level electric oven and microwave above. Integrated fridge freezer, washing machine and dishwasher. Window to front aspect.

Lounge/Dining Room

18' x 11' (5.49m x 3.35m)

Vinyl flooring. Two wall mounted radiators. Storage cupboard. Windows to side and rear and double glazed doors to garden.

Stairs from Ground to First Floor Landing:

Loft access (not inspected).

Bedroom 1

17'42 x 12'10 (5.18m x 3.91m)

Carpet. Radiator. Built in wardrobe. Double glazed window to rear aspect. Juliette balcony to front. Doors to-

En-Suite Shower Room/WC

Vinyl flooring. Part tiled walls. Pedestal wash hand basin. Low level WC. Shower cubicle.

Bedroom 2

14'76 x 14'58 (4.27m x 4.27m)

Radiator. Fitted wardrobe. Double glazed window to front aspect.

Bedroom 3

10'96 x 7'45 (3.05m x 2.13m)

Carpet. Cupboard housing water tank. Radiator. Double glazed window to rear aspect.

Bathroom/WC

Suite comprising of panelled bath with mixer tap and shower over. Pedestal wash hand basin. Low level WC. Vinyl flooring. Part tiled walls.

Outside

There is a lawned rear garden.

Parking

A gated and partly covered car port leads to the single garage.

Council Tax Band = D

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.