



3 Buckingham Gardens, Polegate, BN26 6FT

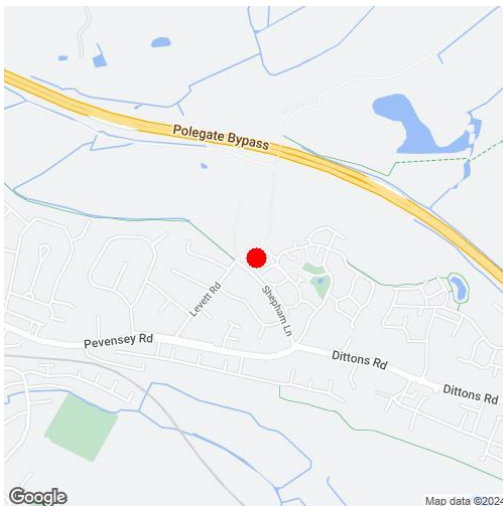
Guide Price £600,000 - £625,000 | Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

GUIDE PRICE £600,000 to £625,000. An exceptionally spacious and modern six bedroom detached house with double garage located within the popular Mill development in Polegate. This style of house rarely come onto the market and offers an abundance of space and light. The properties well presented accommodation is arranged over three floors and on the ground floor you find the entrance hall, sitting room, large kitchen/dining room running across the whole of the back of the house, together with a study and downstairs wc. Stairs rise to the first floor landing where there are four good size bedrooms, one having an en-suite shower room and the family bathroom. Stairs then rise to the top floor where there are a further two bedrooms and an en-suite shower room. The kitchen and bathrooms are modern and well appointed and there is the added benefit of a driveway for approximately six vehicles which leads to a detached pitched roof double garage with power and light. There are pleasant gardens to the front and rear with areas of lawn, patio and with a variety of plants and shrubs. Additional benefits include double glazing and gas central heating. Polegate High Street is nearby and offers a variety of shops, cafes and amenities as well as the mainline train station which offers excellent links to London, Brighton, Gatwick and Eastbourne. The property is offered to the market CHAIN FREE.





At a Glance:

- Spacious six bedroom detached house
- Popular Mill development in Polegate
- Sitting room
- Kitchen / Dining room
- Study
- Family bathroom and 2 en-suite shower rooms
- Downstairs wc
- Gardens to front and rear
- Driveway and double garage
- Chain Free

Accommodation:

ENTRANCE HALL

SITTING ROOM

14'5" (4.39m) x 12'5" (3.78m)

KITCHEN / DINING ROOM

30'0" (9.14m) x 11'3" (3.43m) Max

STUDY

9'7" (2.92m) x 7'4" (2.24m)

WC

FIRST FLOOR LANDING

MASTER BEDROOM

13'1" (3.99m) x 12'4" (3.76m)

EN-SUITE SHOWER ROOM

BEDROOM 1

12'2" (3.71m) x 9'7" (2.92m)

BEDROOM 2

12'4" (3.76m) x 9'5" (2.87m) Max

BEDROOM 3

10'3" (3.12m) x 8'8" (2.64m)

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 4

18'3" (5.56m) Max x 13'3" (4.04m) with walk in cupboard

EN-SUITE SHOWER ROOM

BEDROOM 5

18'9" (5.72m) x 12'4" (3.76m)

OUTSIDE:

FRONT & REAR GARDENS

DRIVEWAY

DOUBLE GARAGE

17'8" (5.38m) x 16'9" (5.11m) with power & light

COUNCIL TAX:

Band 'F'

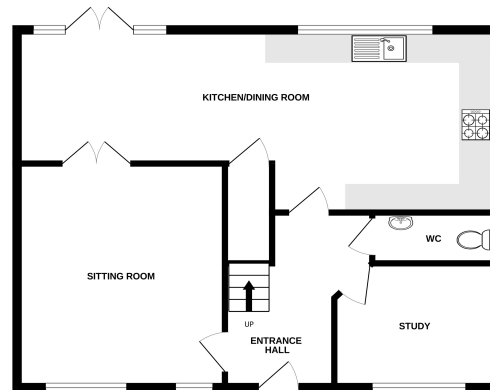
EPC:

C

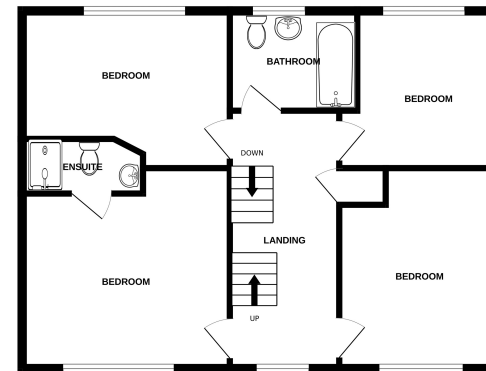
There is a communal maintenance fee of approximately £300 per annum



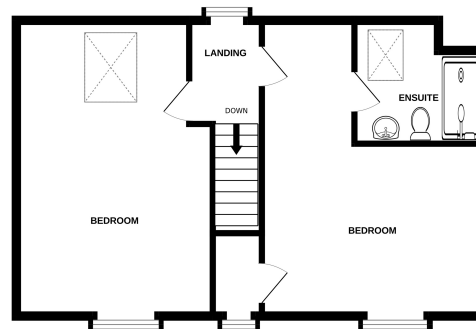
GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



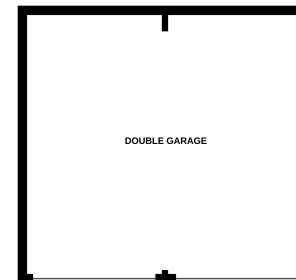
1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



2ND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



DOUBLE GARAGE
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 2219 sq.ft. (206.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email