



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



St. Leonards Terrace, Polegate, BN26

| House - End Terrace | 2 Bedrooms

We are pleased to offer to let this well presented two bedroom end terrace home conveniently located within walking distance of Polegate High Street, shopping facilities and train station. The property benefits from bay fronted neutral living room, downstairs WC and good-sized kitchen overlooking the easy to maintain rear garden. Upstairs you'll find the newly installed bathroom, master bedroom housing built-in wardrobe and second bedroom. Double glazed windows, gas fired central heating and rarely available allocated parking bay. Available end June.

TO LET
£1,250 PER
CALENDAR
MONTH

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested.

Energy Performance Rating - C

Council Tax Band - C

Front of Property

Paved front garden with flower bed and pathway to uPVC front door. Side access leads to gate and rear garden.

Hallway

Vinyl flooring, fitted smoke alarm, power points, pendant light, stairs to first floor and double glazed door to Lounge Diner.

Lounge Diner 14' x 11'10" (4.27m x 3.61m)

Double glazed window to front aspect, carpet, radiator, power points, ceiling light fitting, telephone point, under stairs cupboard housing utility meters, glazed door to Rear Lobby.

Rear Lobby

Vinyl flooring, pendant light, wall mounted thermostat, double glazed door to rear garden, access to cloakroom and door to Kitchen.

Kitchen 8'8" x 6' (2.64m x 1.83m)

Range of base wall and drawer units with fitted work surfaces. Stainless steel single sink and drainer. Spaces for washing machine, fridge freezer and cooker. Wall mounted Glow Worm combi Gas boiler, power points, fitted lights and airing cupboard. Double glazed window to rear garden.

WC

WC and basin with opaque double glazed window to rear of property.

Stairs from hallway to 1st Floor

Landing

Carpet, fitted smoke alarm and access to loft.

Bedroom 1 12' x 11'2" (3.66m x 3.40m)

Double glazed window to the front aspect, carpet, radiator, built in wardrobe with rails and shelving. Power points and pendant light.

Bedroom 2 9' x 7'4" (2.74m x 2.24m)

Double glazed window to rear aspect, carpet, radiator, power points and pendant light.

Bathroom 7'5" x 5'6" (2.26m x 1.68m)

Bath with fitted mixer tap and shower attachment, pedestal sink, WC, vinyl flooring, radiator, fully tiled walls. opaque double glazed window to rear of property. Ceiling light.

Rear Garden

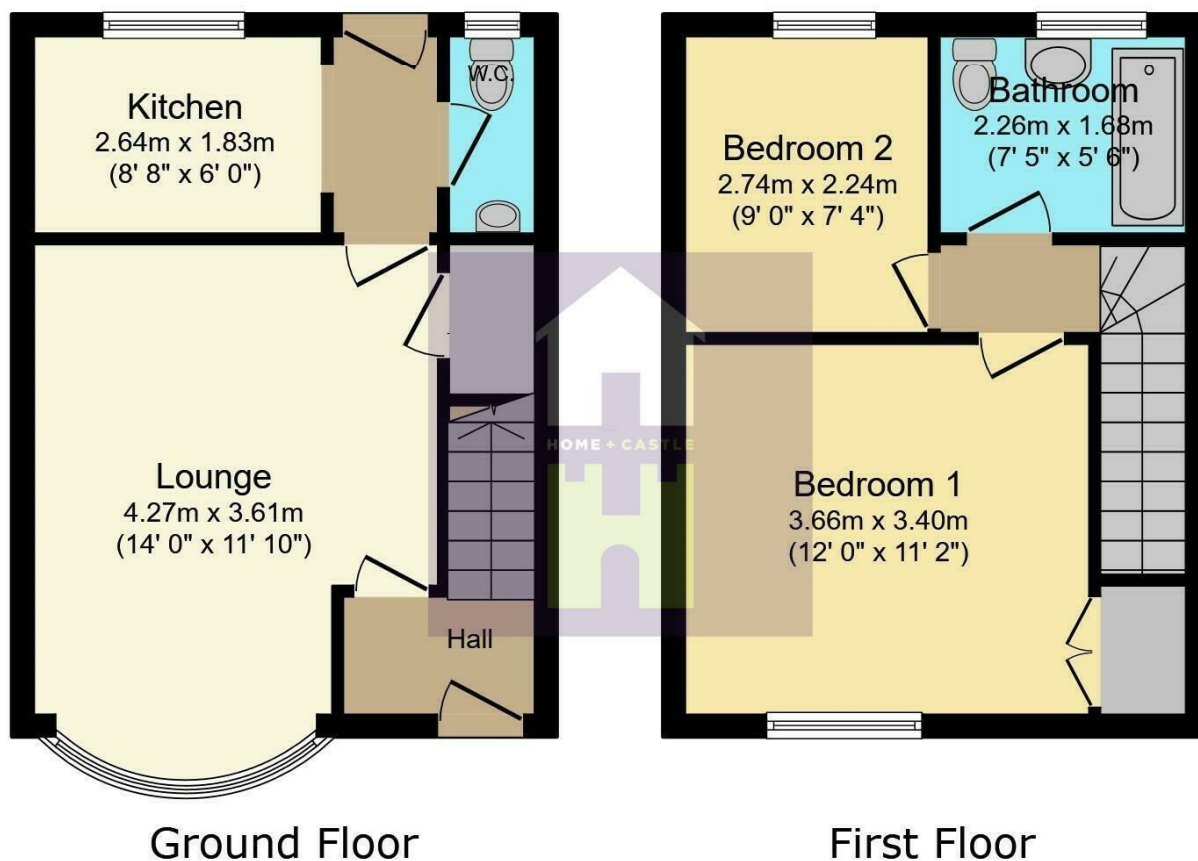
Paved patio and artificial turf with paved borders. Outside tap and shed for storage. Gate offering access to side which leads to front of property.

Allocated Parking

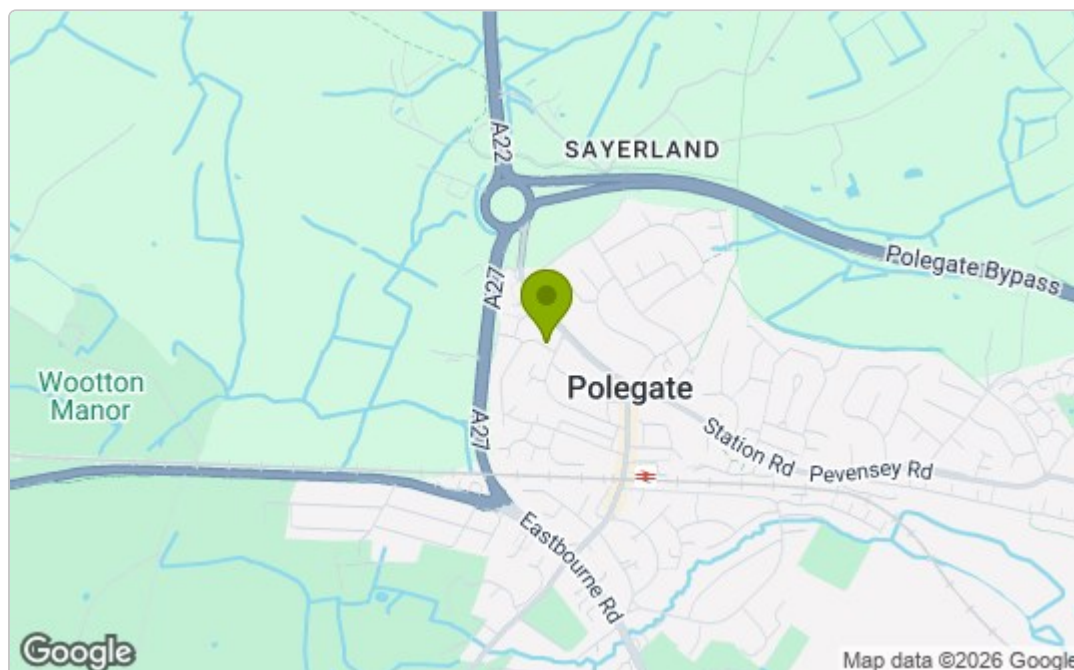
Allocated parking space at end of the terrace. Numbered 8.

Additional Information

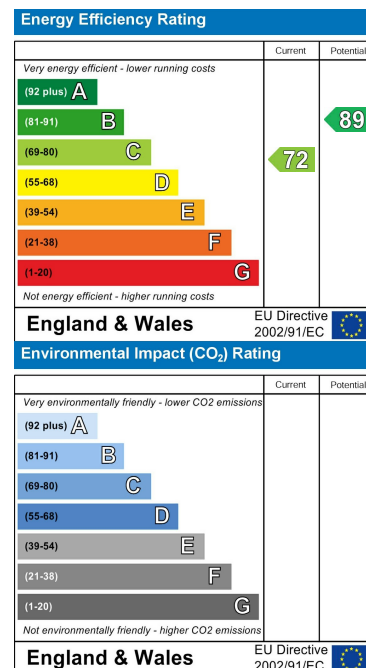
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.