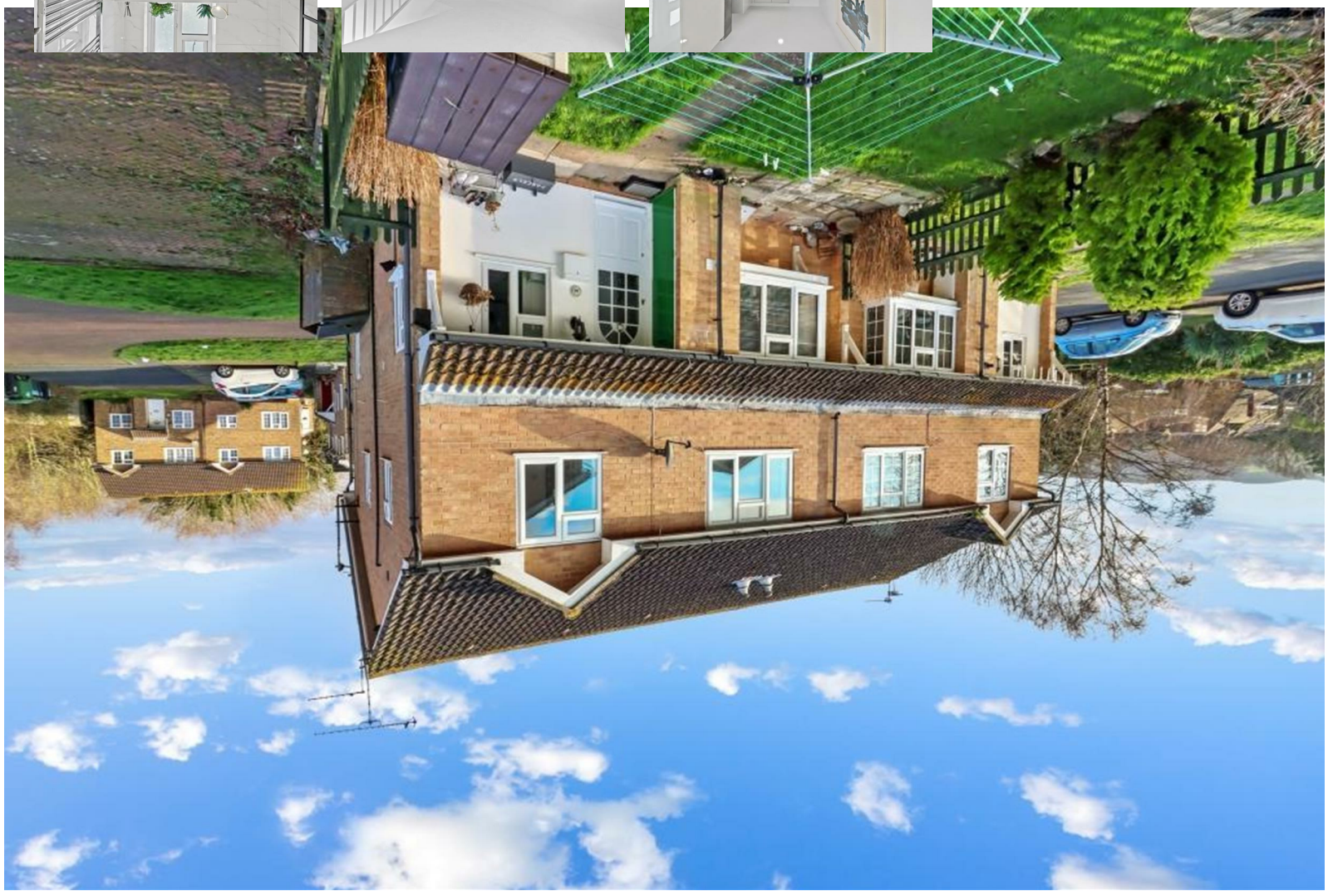
Heron Ridge, Polegate

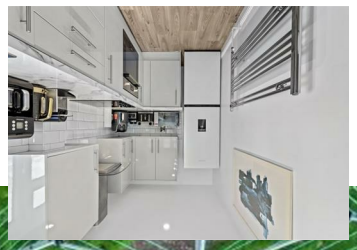
2 BEDROOM | 1 RECEPTION | 1 BATHROOM | 0 GARAGE

Guide price

£225,000

Freehold





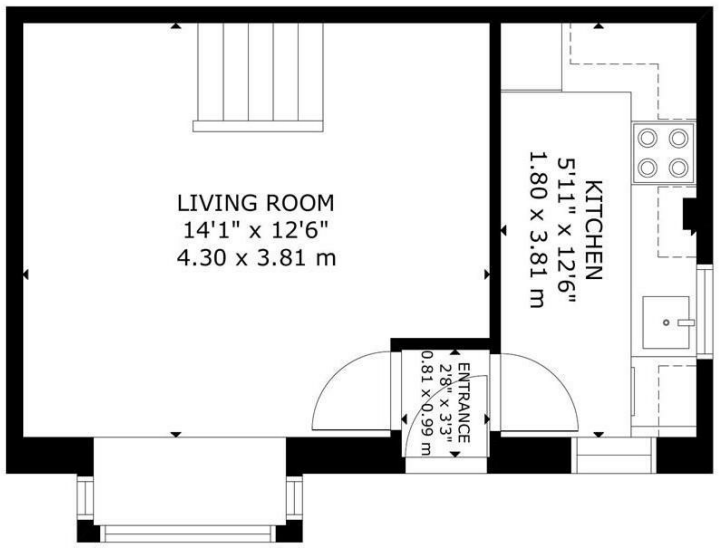




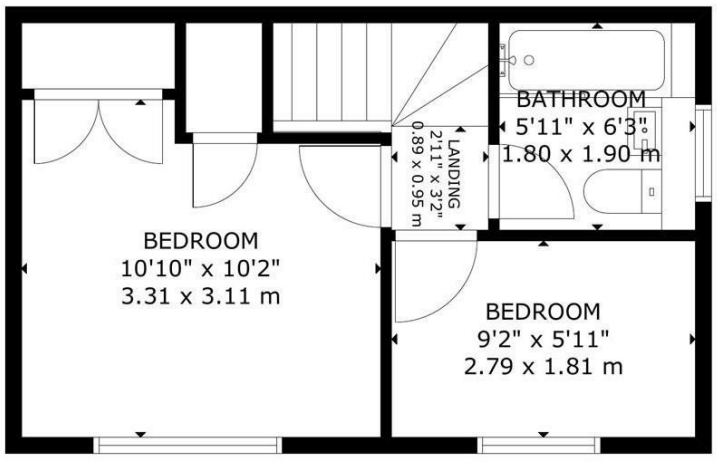
- GUIDE £225K - £235K
- Back-to-Back House
- Living Room
- Modern Kitchen
- 2-Bedrooms
- New Bathroom
- Gas c/h & Dbl glz
- Lovely Front Garden
- Parking Space
- IDEAL FIRST BUY

archer & PARTNERS

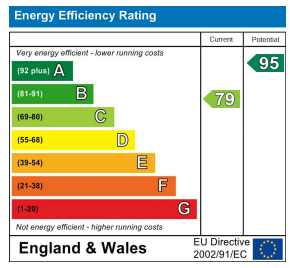
Heron Ridge, Polegate



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
TOTAL: 49 m²/527 sq.ft
FLOOR 1: 25 m²/272 sq.ft, FLOOR 2: 24 m²/255 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Heron Ridge, Polegate



DESCRIPTION

GUIDE PRICE £225,000 - £235,000 - SEE OUR 360 VIRTUAL TOUR - IDEAL FOR FTBs - Back-to-Back House - Tastefully Fitted Kitchen - Reception - 2-Bedrooms - Beautifully Tiled Bathroom - Gas Central Heating - Double Glazed Windows - Lovely Front Garden - Parking Space - Conveniently Located For Railway Station.

Considered ideal for first time buyers, a modern 2-bedroomed back-to-back house conveniently located for the High Street and railway station. This nicely presented home features a tastefully fitted double aspect kitchen to include oven, hob and extractor, reception room, built-in wardrobes to bedroom one and a recently fitted and beautifully tiled bathroom. There is gas fired central heating having a modern combi boiler, double glazed windows and outside is a lovely front garden surrounded by picket fencing as well as an adjacent car parking space.

Polegate High Street is within walking distance and has various shops, medical centres, bus services and mainline railway station, connecting to Eastbourne, Brighton and London Victoria. Access to the A27 and A22 is nearby and from Brightling Road, are the William Daley Fields, providing recreational facilities and countryside walks.











Heron Ridge, Polegate

Part frosted glazed front door into small entrance lobby.

Living Room 4.28m x 3.80m (14'0" x 12'5")

Kitchen 3.80m x 1.78m (12'5" x 5'10")

Staircase from the reception room to the first floor landing.

Bedroom 1 3.29m x 3.13m max narr to 2.72m (10'9" x 10'3" max narr to 8'11")

Bedroom 2 2.79m x 1.72m (9'1" x 5'7")

Bathroom 1.88m x 1.72m (6'2" x 5'7")

Front Garden approx 7.32m x 7.01m (approx 24' x 23')
The property has a delightful front garden surrounded by a low level picket fence having areas of lawn, small flower beds with various plants and some evergreen shrubs, pond, outside storage cupboard and light, front and side gates, and to the side of the property is an outside tap.

The property also has a Car Parking Space situated at the side (number 14).

Council Tax
The property is in Band C. The amount payable for 2026-2027 is £2,453.98. This information is taken from voa.gov.uk

Approximately 47 square feet or 505 square feet.

There is tastefully fitted double aspect kitchen, which includes a Bosch electric oven, ceramic hob and extractor above. The reception room has a cantilevered square bay window having a large display shelf overlooking the front garden and a staircase leading to the first floor, where there is access via a ladder to the loft, housing a recently installed Viessmann combi boiler having a 10 year warranty from May 2023, and we are informed the loft is approximately half boarded with light. Bedroom one has built-in wardrobe/storage cupboards and the current owner has fitted a beautifully tiled bathroom. The also has a gas fired central heating system and double glazed windows.