



Oakleaf Drive, Polegate BN26 6NZ

welcome to

Oakleaf Drive, Polegate

****PHOTOS COMING SOON****

A two-bedroom semi-detached bungalow within walking distance of Polegate High Street and the train station, featuring a modern lounge with new log burner, conservatory, wet room, sunny rear garden, garage with power and lighting, and driveway parking for multiple vehicles

Agents Note

Under the terms of the Estate Agents Act 1979 (Section 21) please note that the vendor of this property is a relation to an employee of the Connells Group

Entrance Porch

Door to the side aspect.

Entrance Hall

Storage cupboard. Radiator.

Modern Lounge

Double glazed patio doors leading to conservatory. Newly installed log burner with surround. Radiator. Brand new carpets throughout. Recently redecorated.

Conservatory

Double glazed windows to the side and rear aspect. Double glazed door to the rear aspect leading to rear garden. Double glazed door to the side aspect leading to driveway and garage. New flooring throughout. Radiator. Newly installed lighting.

Kitchen / Dining Room

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Eye level oven with gas hob and cooker hood above. Space and plumbing for washing machine. Space for fridge / freezer. Larder cupboard. New flooring throughout. Double glazed window to the front aspect.

Bedroom 1

Double glazed window to the front aspect. New flooring throughout. Newly redecorated. Radiator.

Bedroom 2

Double glazed window to the rear aspect. Built in cupboard. Radiator. New flooring throughout. Newly redecorated.

Bathroom

Comprising a walk in shower with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Shaver point. Tiled throughout. Double glazed frosted window to the side aspect.

Garage

Power and lighting. Up and over door.

Parking

Block paved driveway with room for multiple cars.

Rear Garden

Sun trap rear garden which has been paved with stone slabs. Double glazed door leading to conservatory. Double glazed door leading to garage. Fence surround.



view this property online fox-and-sons.co.uk/Property/PLG107401



welcome to

Oakleaf Drive, Polegate

- ****INTERNAL PHOTOS COMING SOON****
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- MODERN LOUNGE WITH NEW LOG BURNER
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£335,000

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is a relation to an employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLG107401



Property Ref:
PLG107401 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01323 486561



polegate@fox-and-sons.co.uk



56A High Street, POLEGATE, East Sussex, BN26 6AD



fox-and-sons.co.uk