



**HOME + CASTLE**  
ESTATE AGENTS

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## Heron Ridge, Polegate, BN26 5BJ

Freehold | House - Terraced | 1 Bedrooms

This one bedroom house has been newly redecorated and has the added advantage of coming with a lovely garden area. It's situated in a cul de sac and is within easy reach of Polegate's train station and High Street. On the ground floor there's an open plan living space - ideal for hosting friends and family. On the first floor you'll find the bathroom and bedroom. Throughout the property there is double glazing and gas central heating. Another highlight of this property is that it comes with an allocated parking space. Offered to the market with no onward chain.

**FOR SALE**  
**FREEHOLD**  
**£195,000**

## Location

Heron Ridge is located at the heart of Polegate, allowing easy walking distance to the High Street and Train Station. Providing excellent transport connections to Brighton, Lewes and London Victoria. The High Street has an array of independent shops, amenities and eateries including a Harvester.

## Gardens

The property comes with the lawn area to the side of the house as well as the raised shingle area. A perfect space to sit and enjoy the warmer weather.

## Approach

A pathway leads past the garden area and to the front door. Adjacent to the front door there is an external storage cupboard.

## Open Plan Living Space 18'8" x 12'1" (5.7 x 3.7)

### Living Room

Double glazed window to the side aspect which overlooks the garden area. Carpet, ceiling light, radiator, powerpoints, television and telephone points.

### Kitchen

Fitted with a range of wall and floor units and stone effect worktop. Space for freestanding cooker, washing machine and tumble dryer. Newly installed extractor hood over cooker. Stainless steel sink with drainer that is set beneath a double glazed window. Tiled flooring, ceiling light and powerpoints. Under stairs storage cupboard.

### Landing

Loft hatch, carpet and ceiling light.

### Bathroom 6'6" x 5'6" (2 x 1.7)

Fitted with a white suite that comprises of bath with mixer tap and shower attachment. Vanity unit with inset basin, toilet with concealed cistern and storage cupboard. Double glazed window with obscured glass. Extractor, partly tiled walls, vinyl flooring and chrome ladder radiator.

### Bedroom 12'1" x 11'11" (3.7 x 3.65)

Double glazed window to the side aspect. Built in storage cupboard and further wardrobes. Carpet, radiator, ceiling light and powerpoints.

### Parking

The house has an allocated parking space which is located within the cul de sac area.

## Additional Information

EPC Rating: C

Council Tax Band: A

All 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. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

GROUND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.

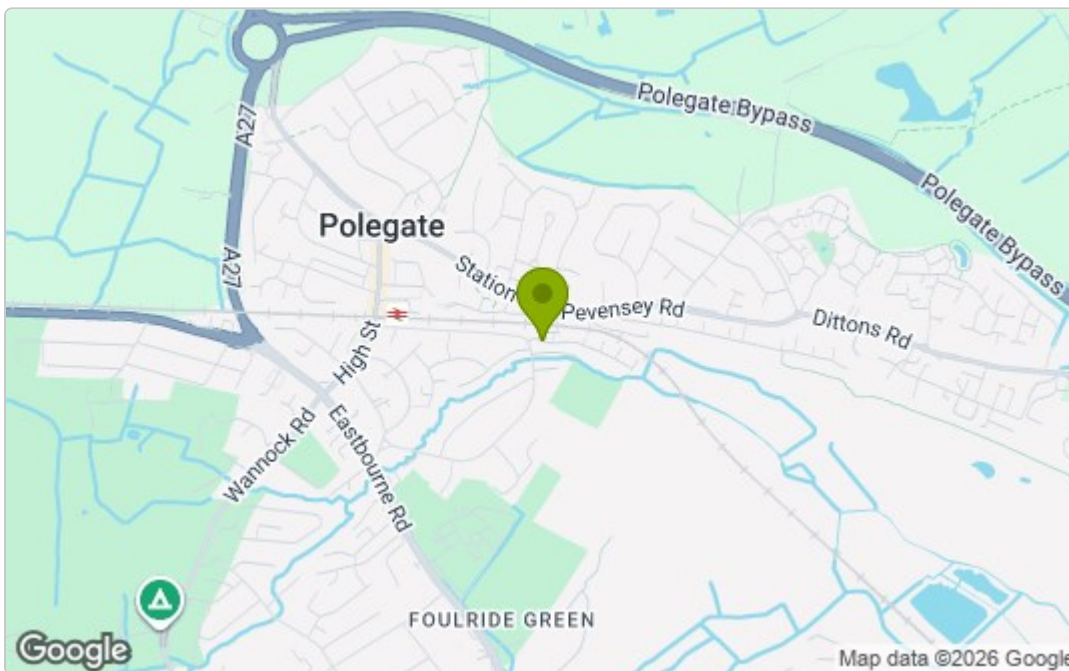
1ST FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



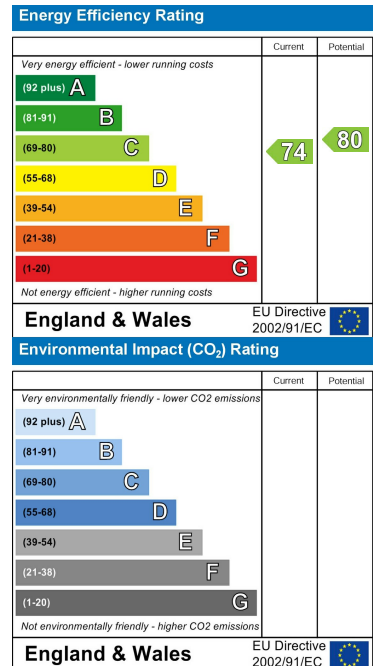
TOTAL FLOOR AREA : 464 sq.ft. (43.1 sq.m.) approx.

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.  
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## 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.