



**HOME + CASTLE**  
ESTATE AGENTS

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**new**  
instruction



## Highgrove Crescent, Polegate, BN26

Freehold | House - Semi-Detached | 4 Bedrooms

A chain free four bedroom semi detached house that is situated on the popular Mill Estate. This ideal family home comprises four bedrooms, lounge, open-plan kitchen/dining room, family bathroom with the addition of an en suite to the main bedroom. Further benefits include gas central heating, downstairs cloakroom, low maintenance rear garden, off road parking and a detached garage. This property is being offered with no onward chain so viewing comes highly recommended.

**FOR SALE**  
**FREEHOLD**  
**£325,000**

### Approach

An area of mature plants and shrubs with stairs leading to the front uPVC door. Driveway providing off road parking for a vehicle and giving access to the garage.

### Entrance Hallway

uPVC double glazed front door, inset door mat, radiator, stairs leading to first floor, under stairs storage cupboard, laminate flooring. Doors to the kitchen, cloakroom and lounge.

### Cloakroom

Laminate flooring, radiator, low level WC, pedestal hand basin with tile surround and extractor fan.

### Living Room 17'7" x 11'5" (5.38 x 3.5)

Carpet, double glazed window to front aspect with fitted shutter blinds, double glazed French doors to the rear garden. dual radiators, tv point, dual pendant lights and power sockets.

### Kitchen Diner 16'2" x 13'1" (4.93 x 4.01)

A range of base, wall and draw units with fitted worktops. Fitted double oven, gas hob with matching extractor fan and stainless steel sink with drainer. Space for washing machine, dishwasher and Fridge Freezer. Part tiled walls, power sockets, wall mounted thermostat, Ideal Boiler, dual fitted lights, double glazed window to front aspect with fitted shutter blinds. Double glazed window and door to the garden.

### First Floor Landing

Carpet, pendant light, airing cupboard housing the water tank and additional shelving for storage.

### Bedroom 1 16'2" x 11'8" (4.93 x 3.56)

Carpet, fitted fan light, power sockets and a radiator. Double glazed window to the front aspect.

### En-suite

Low level WC, pedestal hand basin with tiled splashback, shower cubicle with chrome shower attachment, fitted light, laminate flooring and frosted double glazed window.

### Bedroom 2 10'0" x 9'3" (3.07 x 2.84)

Carpet, power sockets, pendant light, radiator and double glazed window to front aspect.

### Bedroom 3 10'2" x 6'5" (3.1 x 1.96)

Carpet, power sockets, pendant light, radiator, loft hatch (part boarded) and double glazed window to the rear.

### Bedroom 4 5'8" x 6'7" (1.73 x 2.01)

Carpet, power sockets, pendant light, radiator and double glazed window to front aspect.

### Family Bathroom

Modern suite comprising a panelled bath with overhead

shower attachment, low level WC, pedestal hand basin with chrome tap, part tiled walls, fitted light, laminate flooring, extractor fan and frosted double glazed window.

### Rear Garden

A low maintenance rear garden which is mainly laid to artificial grass with a patio area, a border of mature shrubs and trees, wooden shed and a side gate leading to the front of the property.

### Garage

Up and over door, power, light and overhead storage.

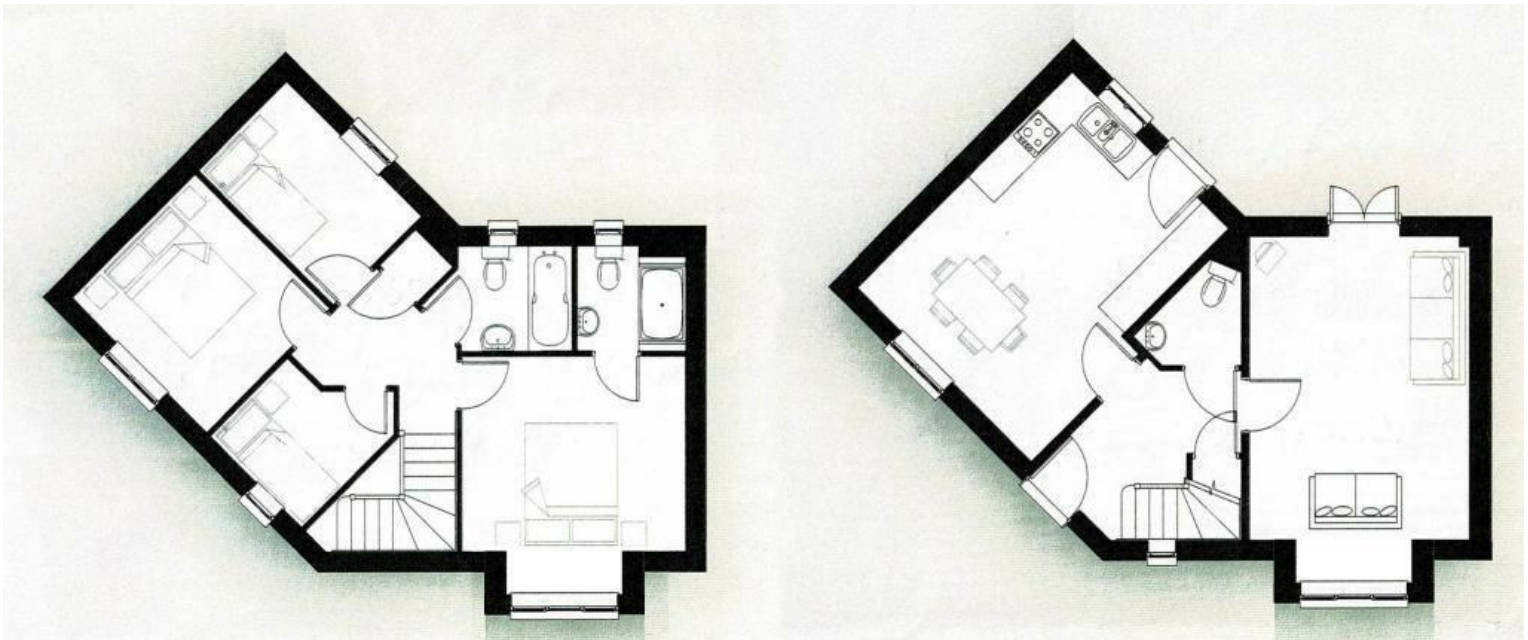
### Council Tax Band D

### Additional Information

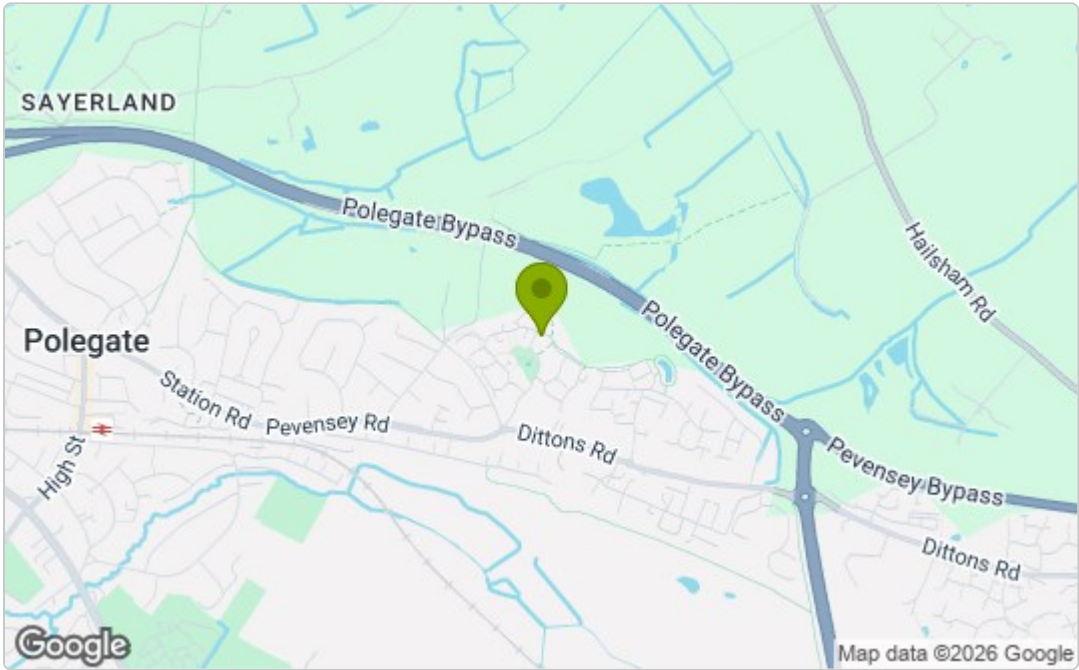
We have been advised that there is an Estate charge of £234.05 per annum for upkeep and maintenance of the communal areas and parks.

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



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

