



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



## Cornflower Crescent, Polegate, BN26

Freehold | House - Mid Terrace | 2 Bedrooms

A modern and well presented two bedroom house in Polegate that has open plan living space, complete with the kitchen having integrated appliances. Both bedrooms are well proportioned as is the contemporary bathroom. A ground floor cloakroom completes the accommodation. Externally the house comes with an allocated parking space and a low maintenance rear garden. A perfect home for first time buyers and investors alike.

**FOR SALE**  
**FREEHOLD**  
**£315,000**

### Location

The home is situated on the popular Bluebells development and forms part of phase 2, which was built by Greymoor Homes. Perfectly positioned within easy reach of main routes in and out of the area as well as nearby shops, facilities and Polegate train station. Eastbourne town centre and seafront is approximately 5 miles away with year round events, such as Airbourne, International Tennis Tournament and car shows.

### Approach

A low maintenance front garden and paved pathway lead to the front door.

### Hallway

A welcoming space with a double glazed uPVC door, wood flooring with under floor heating, coy mat, thermostat and powerpoints.

### Cloakroom

Light grey half height wall tiling with matching floor tiles with under floor heating. Toilet with concealed cistern and wall hung basin with mixer tap. Double glazed window with frosted glass, chrome ladder radiator and ceiling light.

### Open Plan Living Room 14'7" x 10'7" (4.46 x 3.23)

The wood flooring continues into this well proportioned open plan room with under floor heating. There's fully glazed sliding doors that allow access to and views of the rear garden. Under stairs storage cupboard, inset ceiling lights, power and TV points. Open plan to;

### Kitchen Dining Area 11'3" x 9'1" (3.45 x 2.77)

A comprehensive range of wall and floor units that are finished with light grey cabinetry and complementary grey stone effect worktop. One and half bowl stainless steel sink with mixer tap. Full range of integrated appliances including oven, ceramic hob, concealed extractor, fridge freezer, dishwasher and washer/dryer.

### First Floor Landing

Airing cupboard housing boiler. Loft hatch, inset ceiling spotlights, carpet and thermostat.

### Bedroom One 14'7" x 10'3" maximum of (4.46 x 3.14 maximum of)

Double glazed windows to the front aspect with built in blinds. Radiator, carpet, ceiling light and powerpoints.

### Bathroom 6'8" x 6'4" (2.04 x 1.95)

A modern space with paneled bath having thermostatic shower over that has a rainfall shower head and a hand held. Wall hung basin with mixer tap, toilet with concealed system. Matching light grey wall and floor tiling, inset ceiling spotlights, chrome ladder radiator and extractor.

### Bedroom Two 12'5" x 8'3" (3.8 x 2.53)

Built in wardrobes with shelving and hanging rails. Double glazed windows with built in blinds and views over the rear garden. Radiator, carpet, ceiling light and powerpoints.

### Rear Garden

Step out from the living space onto a paved patio area, which leads onto lawn having raised beds to the side. Towards the end of the garden there is a wooden shed. The garden is encompassed with wooden fencing.

### Parking

The property comes with 1 allocated parking space which is located opposite the house.

### Additional Information

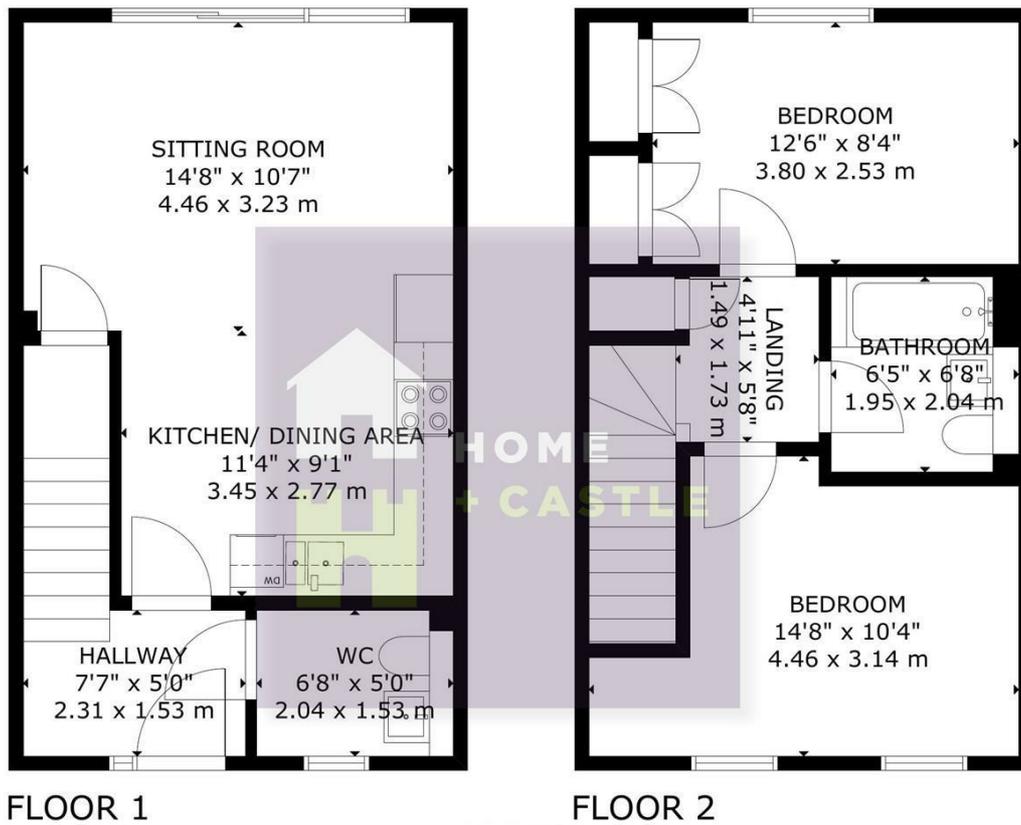
Council Tax Band: C

EPC Rating: B

We understand that there is an annual estate service charge of £370.

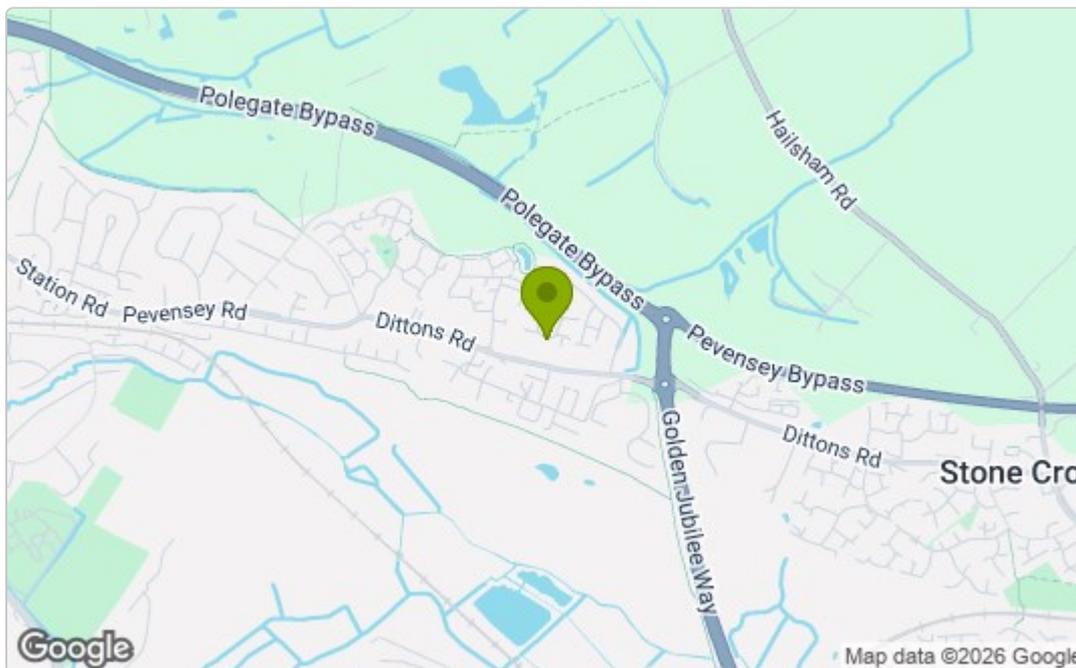
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 68 m<sup>2</sup>/738 sq.ft  
 FLOOR 1: 34 m<sup>2</sup>/369 sq.ft, FLOOR 2: 34 m<sup>2</sup>/369 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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.