



# TOWN PROPERTY



01323 412200

40 Highgrove Crescent,  
Polegate, BN26 6FN

Freehold



4 Bedroom



1 Reception



3 Bathroom

Guide Price

£350,000 - £370,000



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A beautifully presented and lovingly updated 4 bedroom, three storey townhouse, this stunning home offers spacious and versatile accommodation throughout. Perfectly positioned on the sought after Mill Development on the outskirts of Polegate, seamlessly combines contemporary style with practical family living. The ground floor welcomes you with engineered oak herringbone flooring and a thoughtfully designed layout, featuring a fitted kitchen/diner complete with integrated appliances, a convenient cloakroom and an inviting lounge with French doors leading to the rear garden, ideal for relaxing or entertaining. On the first floor there are 2 generous double bedrooms, including an with en-suite shower room, to the master bedroom, alongside a beautifully updated family bathroom finished to an exceptional standard. The second floor offers 2 further well proportioned bedrooms and an additional shower room, providing excellent flexibility for a home office, guest accommodation, or growing family needs. Additional benefits include double glazing, gas central heating, and 2 allocated parking spaces. Perfectly located, this impressive home is within easy reach of Polegate High Street, offering a variety of local shops, cafés and amenities, along with the mainline railway station providing direct links to London and the coast. Highly regarded local schools are also nearby, making it an ideal choice for families. An internal inspection comes highly recommended to fully appreciate the quality and comfort of this exceptional home.



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Main Features

- Stunning Townhouse Located On The Outskirts Of Polegate
- 4 Bedrooms
- Modern Fitted Kitchen/Diner
- Spacious Lounge With French Doors Leading To The Rear Garden
- Ground Floor Cloakroom
- En-Suite Shower Room/WC
- Luxury Family Bathroom/WC & Modern Shower Room/WC
- Double Glazing & Gas Central Heating
- Rear Garden Laid To Patio & Artificial Grass
- Off Road Parking For 2 Vehicles

**Entrance**  
Double glazed door to -

**Hallway**  
Radiator. Engineered oak herringbone flooring.

**Ground Floor Cloakroom**  
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Double glazed window to front aspect.

**Fitted Kitchen/Diner**  
14'7 x 7'6 (4.45m x 2.29m )  
Range of fitted wall and base units. Silestone worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven. Tiled splashback and extractor cooker hood. Cupboard housing boiler (serviced in January) Integrated fridge/freezer, washing machine and dishwasher. Double glazed window to front aspect.

**Lounge**  
14'5 x 10'2 (4.39m x 3.10m )  
Radiator. Understairs storage cupboard. Double glazed windows and French doors to rear garden.

**Stairs from Ground to First Floor Landing:**  
Airing cupboard.

**Bedroom 1**  
12'2 x 9'2 (3.71m x 2.79m )  
Radiator. Built-in storage with mirrored sliding and shaker style doors. 2 Double glazed windows to rear aspect. Door to -

**En-Suite Shower Room/WC**  
Suite comprising double shower cubicle. Low level WC. Wash hand basin with mixer tap set in vanity unit. Heated towel rail. Tiled floor. Part tiled walls.

**Bedroom 3**  
9'4 x 7'8 (2.84m x 2.34m )  
Radiator. Double glazed window to front aspect.

**Luxury Bathroom/WC**  
Suite comprising free standing bath with brushed gold wall mounted mixer tap. Low level WC with concealed cistern. Wall mounted wash hand basin with brushed gold mixer tap on freestanding unit. Microcement walls and floor (Luna). Frosted double glazed window.

**Stairs from First to Second Floor Landing:**

**Bedroom 2**  
11'1 x 8'6 (3.38m x 2.59m )  
Radiator. Large built-in storage cupboard. Double glazed window to front aspect.

**Modern Shower Room/WC**  
Suite comprising double shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Part tiled walls. Tiled floor.

**Bedroom 4**  
12'10 x 6'5 (3.91m x 1.96m )  
Radiator. Built-in storage. 2 Velux windows.

**Outside**  
Rear Garden: Westerly facing rear garden laid to patio and artificial grass with a shed and rear access.  
  
Front Garden: Border with shrubs.

**Parking**  
2 off road parking spaces to the front.

**EPC = B**

**Council Tax Band = D**

**AGENTS NOTE:**  
DEVELOPMENT FEE: £254 per annum