



TOWN PROPERTY



01323 412200

Freehold



2/3 Bedroom



1 Reception



1 Bathroom

£335,000



4 Snowdrop Close, Polegate, BN26 6GN

Enjoying a peaceful position within one of Polegate's attractive residential developments, this beautifully presented detached home offers stylish, contemporary accommodation with a versatile two/three bedroom layout. Set along a quiet no through road, the development is approached through an attractive, well maintained tree lined entrance, creating a welcoming and appealing setting. Internally, the property has been thoughtfully designed with modern living in mind, featuring a bright and spacious open plan living area, enhanced by high quality fixtures and fittings throughout. The well planned accommodation provides a wonderful environment for both everyday family life and entertaining, combining contemporary style with comfort and practicality. Originally constructed as a two bedroom property, the current owners have imaginatively reconfigured the second bedroom to provide two separate rooms, creating valuable additional space that could serve as a nursery, child's bedroom, home office or study. This adaptable arrangement offers the flexibility of three rooms whilst retaining the potential to return to the original two bedroom configuration if desired. The location is a particular highlight, with the scenic Cuckoo Trail just moments away, offering delightful opportunities for walking and cycling. Polegate High Street, with its selection of local shops and everyday amenities, is within comfortable walking distance, as is the mainline railway station, providing convenient connections further afield. Local schools are also easily accessible. Offering an appealing combination of modern interiors, flexible accommodation and a tranquil yet convenient location, this delightful detached property is an ideal choice for growing families, professional couples or anyone looking to enjoy the benefits of contemporary living in the popular town of Polegate.



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Polegate, BN26 6GN

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Main Features

- Beautifully Presented
Detached Home In A Popular
Polegate Development
- Stylish Contemporary
Interiors Throughout
- Flexible Two/Three
Bedroom Accommodation
- Bright And Spacious Open
Plan Living Area
- Versatile Additional Room
Ideal As A Nursery Or Home
Office
- Option To Reinstate The
Original Two Bedroom
Layout
- Quiet No Through Road With
Attractive Tree Lined
Entrance
- Moments From The Scenic
Cuckoo Trail
- Walking Distance To
Polegate High Street And
Mainline Station
- Convenient For Local Schools
And Everyday Amenities

Entrance

Double glazed door to -

Hallway

Radiator.

Ground Floor Cloakroom

Low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit. Frosted double glazed window.

Open Plan L-Shaped Lounge/Fitted Kitchen

16'9 x 14'10 (5.11m x 4.52m)

Radiator. Understairs cupboard. Double glazed window and doors to rear garden.

Fitted Kitchen Area

10'2 x 6'9 (3.10m x 2.06m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated dishwasher, washing machine and fridge/freezer. Radiator. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing:

Radiator. Loft access (not inspected).

Bedroom 1

14'9 x 10'6 (4.50m x 3.20m)

Radiator. 2 Double glazed windows to rear aspect.

Bedroom 3

9'9 x 7'7 (2.97m x 2.31m)

Cupboard. Double glazed window to front aspect. Door to Bedroom 2.

Bedroom 2

9'10 x 7'1 (3.00m x 2.16m)

Door from Bedroom 3. Radiator. Double glazed window to front aspect.

Outside

Rear Garden: Laid to patio and artificial grass. Large side area with shed and garden room.

Front Garden: Small planted area with gravel.

Parking

Off road parking to the side of the house.

EPC = B

Council Tax Band = C