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Taylor Engley



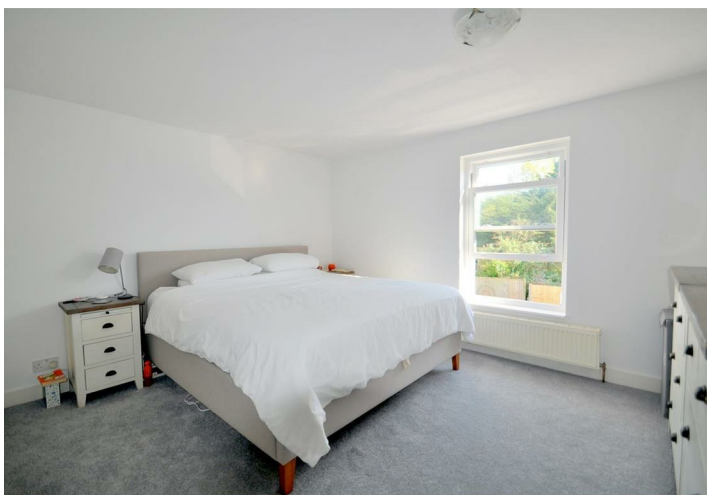
20 Brook Street, Polegate, East Sussex, BN26 6BQ
Guide Price £285,000 Freehold

An opportunity arises to acquire this well presented THREE BEDROOMED TERRACED HOME occupying a convenient central location in Polegate. The property is offered with the benefit of gas fired central heating and double glazed windows and has features that include a 26' living room, fitted kitchen with integrated appliances, three bedrooms, bathroom and a patio style garden and off road car parking space to the rear. The property is being offered to the market CHAIN FREE. EPC = C



The property occupies a convenient central location within Polegate being within walking distance of local shops and Polegate's mainline railway station. Bus services also serve the local area. Eastbourne's town centre is approximately five miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** WELL PRESENTED * TERRACED HOME * CONVENIENT CENTRAL POLEGATE LOCATION * WALKING DISTANCE OF LOCAL SHOPS AND MAINLINE RAILWAY STATION * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * 26' MAX LIVING ROOM * FITTED KITCHEN * THREE BEDROOMS * BATHROOM * PATIO STYLE GARDEN AND OFF ROAD CAR PARKING SPACE TO REAR * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Radiator, wall mounted cupboard housing consumer unit and electric meter, part glazed door opening to living room.

Living Room

26' max x 12'7 max (7.92m max x 3.84m max)
(12'7 max including depth of staircase reducing to 9'9 to staircase)

Having outlook to front and door providing access to rear garden, range of fitted cabinets, two radiators, understairs storage cupboard, downlighters, exposed floorboards in dining area. Door opening to fitted kitchen.

Fitted Kitchen

15'10 max x 7' max (4.83m max x 2.13m max)
(Maximum measurements include depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, Hotpoint electric eye level oven with cupboard above and below, five burner gas hob with extractor fan over, integrated Hotpoint dishwasher, integrated Logic washing machine, integrated fridge/freezer with adjacent storage cupboard having matching front, Ideal wall mounted gas fired boiler, downlighters, two windows to side, door giving access to patio garden.

Stairs rising from living room to:

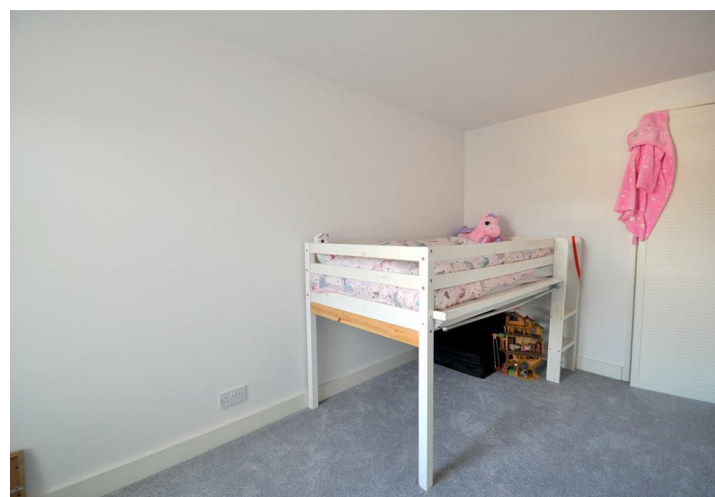
First Floor Landing

Bedroom 1

12'7 x 10'10 (3.84m x 3.30m)
Double built-in wardrobe cupboard, radiator, outlook to front.

Bedroom 3

12'6 x 6'6 (3.81m x 1.98m)
Built-in wardrobe cupboard, radiator, outlook to rear.



Bathroom

Bath with tiled surround, mixer tap and shower over, shower screen, wash hand basin, low level wc, built-in linen cupboard with radiator and shelving, wall mounted heated towel rail, part panelled walls, downlighters, window.

Stairs rising from first floor landing to:

Second Floor Landing

Velux window.

Bedroom 2

13'5 max x 8'8 (4.09m max x 2.64m)
(8'8 widening to 10' max into recess)

Maximum measurements provided which include depth of sloping ceilings. Radiator, Velux windows to front and rear, two access points to under eaves, downlighters.

Outside

Patio Style Garden to Rear

Having flower bed and outside tap, covered area to immediate rear of property, three steps rising from patio area to off road car parking space with timber shed and gates to rear.

COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council.

FOR CLARIFICATION:

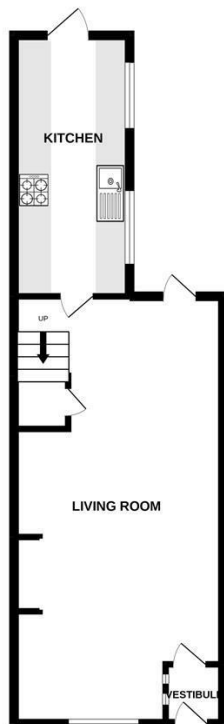
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

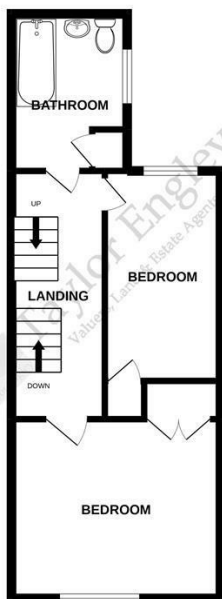
All appointments are to be made through TAYLOR ENGLE.



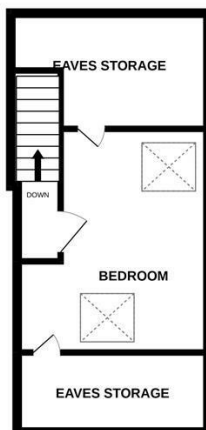
GROUND FLOOR
447 sq ft. (41.5 sq.m.) approx.



1ST FLOOR
402 sq ft. (37.3 sq.m.) approx.



2ND FLOOR
303 sq ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 1151 sq ft. (107.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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