



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



1 Reception



2 Bathroom

Guide Price
£415,000 - £425,000



16 Greenleaf Gardens, Polegate, BN26 6PB

*** GUIDE PRICE £415,000 - £425,000 ***

Set within a desirable residential pocket of Polegate, this extended four double bedroom semi detached home delivers generous, well appointed accommodation perfectly suited to modern family living. Beautifully presented throughout, the property offers an impressive sense of space and versatility. The heart of the home provides a light filled living and dining area, ideal for both relaxed evenings and entertaining guests. The well designed layout ensures a seamless flow between rooms, while large windows invite in plenty of natural light. All four bedrooms are comfortable doubles, offering flexibility for growing families, visiting guests or additional workspace. A partly converted office adds further practicality, creating an ideal setting for remote working, hobbies or a quiet retreat. Externally, the home continues to impress. A newly block paved driveway provides ample off road parking for multiple vehicles. To the rear, a secluded garden offers a private haven, perfect for outdoor dining or simply unwinding in a peaceful setting. Situated in Polegate, the property benefits from excellent local amenities, well regarded schools and convenient transport links. Early viewing is highly recommended.

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Main Features

- Semi Detached Chalet Bungalow
- 4 Bedrooms
- Lounge/Dining Room
- Kitchen
- Ground Floor Bathroom & Separate Cloakroom
- Shower Room/WC
- Southerly Facing Rear Garden
- Driveway
- Partly Converted Garage
- Close to Local Shops, Schools & Transport Links

Entrance
Recessed front door to-

Hallway
Radiator. Stairs to first floor.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Bedroom 2
12'0 x 11'7 (3.66m x 3.53m)
Radiator. Built in wardrobes. Double glazed window to front aspect.

Bedroom 4
11'8 x 10'0 (3.56m x 3.05m)
Radiator. Double glazed window to front aspect.

Bathroom
Panelled bath with mixer tap. Wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Frosted double glazed window.

Lounge/Dining Room
24'5 x 11'8 (7.44m x 3.56m)
Two radiators. Double glazed window to rear aspect. Door to-

Kitchen
Fitted range of wall and base units, surrounding marble worktops with inset one and a half bowl sink unit and mixer tap. Five ring gas hob with double electric oven under and extractor over. Space for American Style fridge freezer. Space and plumbing for washing machine, tumble dryer and dishwasher. Additional sink and mixer tap. Breakfast bar. Cupboard housing boiler. Understairs storage cupboard. Two double glazed windows to side aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Double glazed window to rear aspect.

Bedroom 1
13'11 x 9'7 (4.24m x 2.92m)
Radiator. Deep built in wardrobes. Double glazed window to rear aspect.

Bedroom 3
12'6 x 11'1 (3.81m x 3.38m)
Radiator. Access to eaves storage. Double glazed window to side aspect. Velux window to front aspect.

Shower Room/WC
Shower cubicle. Wash hand basin with mixer tap and vanity unit below. Low level WC. Extractor fan. Heated towel rail. Frosted double glazed window.

Outside
The Southerly facing rear garden is mainly laid to lawn with an area of patio adjoining the property. Access to the-

Garage
Partly converted into a home office with light and power.

Parking
A driveway to the front provides off road parking for multiple vehicles.

COUNCIL TAX BAND = C

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.