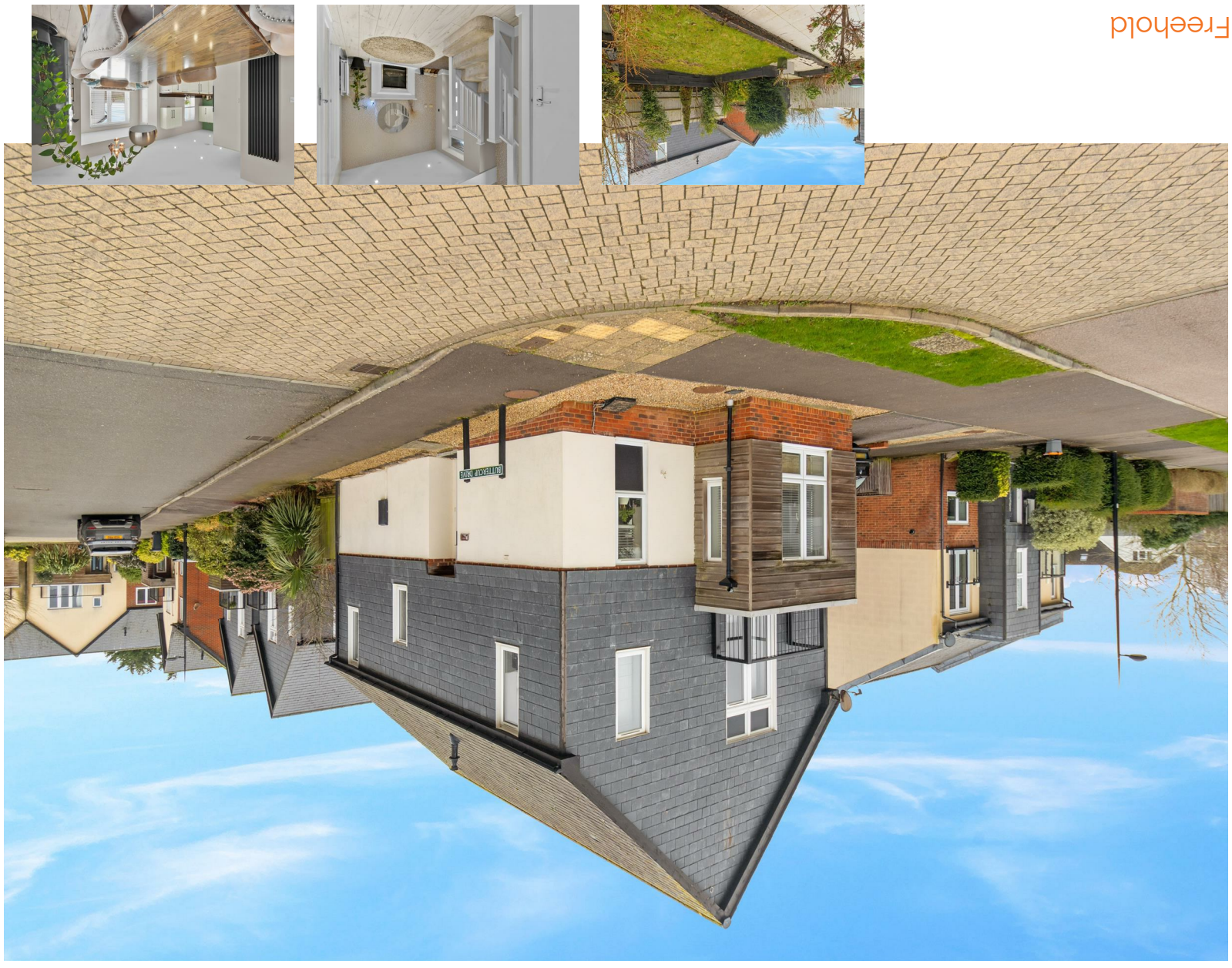
Buttercup Drive, Polegate

0 GARAGE | 2 BATHROOM | 2 RECEPTION | 4 BEDROOM

£425,000

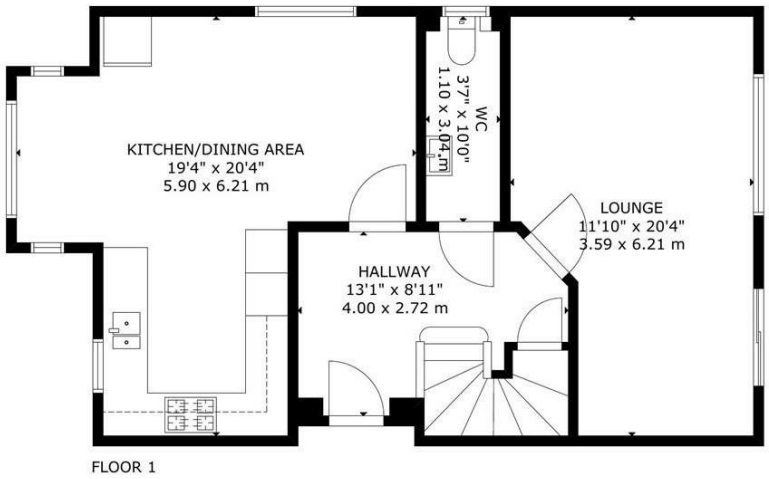
Freehold

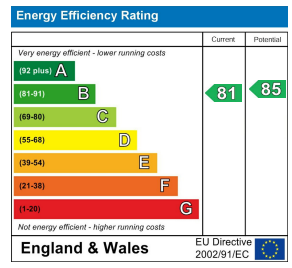


- Detached Family House
- 4-Bedrooms
- Beautifully Presented
- Comfortable Lounge
- Spacious Dining Area
- Fitted Kitchen
- G/F Cloakroom/wc
- En Suite to Master
- Family Bathroom
- Drive For 2 Cars

archer & PARTNERS

Buttercup Drive, Polegate





GROSS INTERNAL AREA
TOTAL: 121 m²/1,306 sq ft
FLOOR 1: 62 m²/671 sq ft, FLOOR 2: 59 m²/635 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Buttercup Drive, Polegate



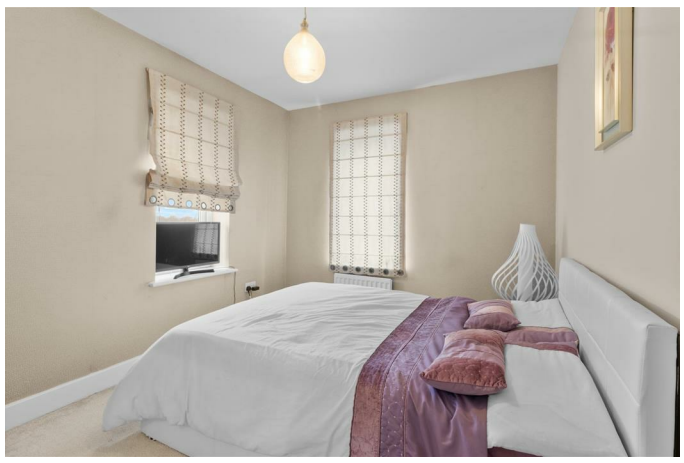
DESCRIPTION

MUST VIEW - SEE OUR 3D VIRTUAL TOUR - Detached Family Home - Former Show House - 4 Bedrooms - Lounge - Lovely Dining Area - Fitted Kitchen - Spacious Entrance Hall - Cloakroom/wc - En Suite to Master Bedroom - Bathroom/wc - Gas c/h & Dbl glz - Driveway

A beautifully presented 4-bedroomed detached family home occupying a desirable corner position and formerly the show home for the popular Bluebells Development offering spacious and well appointed accommodation ideally suited to modern family living. The property is entered via a most welcoming and generously proportioned entrance hall, leading through to a comfortable lounge with direct access to the westerly rear garden. A lovely dining area opens seamlessly into a tastefully fitted kitchen, comprehensively equipped with oven, microwave, gas hob, dishwasher and washing machine. Upstairs, the stunning principal bedroom enjoys access to a balcony together with a stylish tiled en-suite shower room. From the pleasant landing, there are three further well proportioned bedrooms and a modern family bathroom. Further benefits include gas fired central heating, double glazing, driveway, and a landscaped rear garden enjoying a sunny westerly aspect, perfect for relaxing and entertaining and also has a large outhouse/store. NO CHAIN

The property forms part of the Bluebells Development built around 2011 and is located approximately 1.5 miles from Polegate High Street, which has various shops, medical centres, bus services and a mainline railway station connecting to Eastbourne, Brighton and London Victoria. Bus services also pass along Dittons Road, where there is also a Lidl Supermarket within walking distance. Access to the A27 and A22 is close by and there are local primary schools at Stone Cross and Oakleaf Drive, Polegate.











Buttercup Drive, Polegate

Entrance Hall 3.98m x 2.42m overall (13'0" x 7'11" overall)

Cloakroom 2.80m x 1.11m (9'2" x 3'7")

Lounge 6.14m max x 3.53m (20'1" max x 11'6")

Dining Area 5.85m x 3.05m (19'2" x 10'0")

Kitchen 2.89m x 2.72m (9'5" x 8'11")

Master Bedroom 3.34m x2.98m (10'11" x9'9")

En Suite Shower Room 1.56m x 1.52m (5'1" x 4'11")

Bedroom 2 3.53m x 2.70m (11'6" x 8'10")

Bedroom 3 3.25m x 2.54m (10'7" x 8'3")

Bedroom 4 2.79m x 2.54m (9'1" x 8'3")

Family Bathroom 2.11m x 2.08m (6'11" x 6'9")

Rear Garden
The nicely landscaped rear garden enjoys a westerly aspect having a paved patio, small area of lawn, raised flower borders having various established trees and plants, large shed/store, two access gates.

Driveway
Situated to the side of the house providing Off Road Parking for two cars.

Council Tax
The property is in Band E. The amount payable for 2026-2027 is £ 3,374.22. This information is taken from voa.gov.uk

Located in the entrance hall is the thermostat as well as an understairs storage cupboard housing the consumer unit. On the first floor landing is a built-in linen cupboard housing the combi boiler.