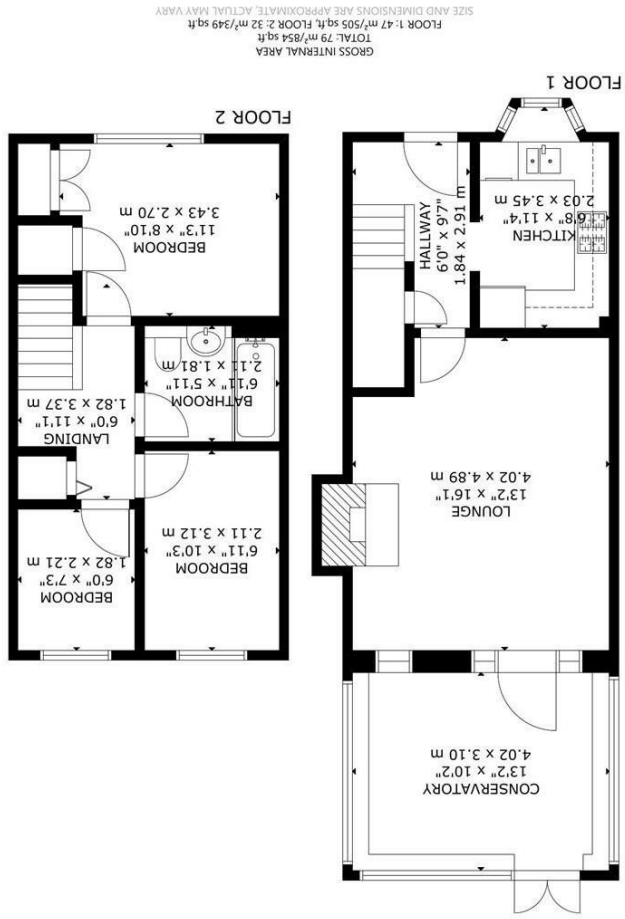


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(29-38)
F	(13-28)
G	(1-12)
Not energy efficient - higher running costs	

England & Wales
EU Directive
2002/91/EC



Heron Ridge, Polegate



- Close to Station
- Cul-De-Sac Location
- Mid Terrace House
- Lovely Conservatory
- Kitchen
- 3-Bedrooms
- Bathroom/wc
- Gas c/h & Dbl glz
- South-Westerly Garden
- Off Road Parking



Freehold

£285,000

3 BEDROOM 2 RECEPTION 1 BATHROOM 0 GARAGE

Heron Ridge, Polegate

DESCRIPTION

3D Virtual Tour | End of Cul-De-Sac | Two Driveway Parking Spaces | Extended To The Rear | South Westerly Garden | Walkable To Polegate Mainline Train Station | Perfect First Time Buy | Nearly New Gas Boiler |

Tucked away at the end of a quiet cul-de-sac, this well-kept three-bedroom home offers a great balance of space, practicality and location with the added bonus of a conservatory and two separate driveway areas, something you don't often find at this level.

The ground floor is well laid out, with an entrance hall, a front-facing kitchen with a range of wall and base units, and a generous lounge/dining room to the rear that flows straight into the conservatory thus creating a sociable, versatile living space.

Upstairs, there are three bedrooms and a family bathroom, making it an ideal step up for growing households or those needing that extra room to work from home.

Outside, the rear garden has been designed for low maintenance and enjoys a sought-after south-westerly aspect, perfect for afternoon and evening sun.

Location-wise, you're within easy reach of Polegate High Street, the mainline station (ideal for Lewes, Brighton and London links), and excellent road access via the A27. You've also got the South Downs on your doorstep, something that continues to draw buyers to the area.

An ideal first or second step on the ladder within a well-connected, increasingly popular area.



Heron Ridge, Polegate

