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Taylor Engley



**42 Kensington Way, Polegate, East Sussex, BN26 6FJ**

**Asking Price £509,500 Freehold**

An excellent opportunity arises to acquire this well presented FOUR BEDROOMED DETACHED HOME forming part of the popular Mill Development, located on the outskirts of Polegate. The property is considered to be in good decorative order and provides ideal family accommodation with the benefit of gas fired central heating and double glazed windows. The spacious accommodation features two separate reception rooms, study, fitted kitchen/breakfast room, four double bedrooms - two with ensuite and a family bathroom. Outside there is a single garage with driveway parking to front. To fully appreciate this property an internal viewing is highly recommended.



**The property is located on the popular Mill Development on the outskirts of Polegate. Polegate High Street with its local shops, services and mainline railway station is approximately one mile distant. Bus services pass along the nearby Dittons Road whilst Eastbourne's town centre is approximately five and a half miles distant offering a comprehensive range of shopping facilities and mainline railway station. Schools for most age groups can be found within the Polegate and nearby Lower Willingdon areas.**

**\* WELL PRESENTED FOUR BEDROOMED DETACHED HOME FORMING PART OF THE POPULAR MILL DEVELOPMENT LOCATED ON THE OUTSKIRTS OF POLEGATE \* GOOD DECORATIVE ORDER \* SPACIOUS AND IDEAL FAMILY ACCOMMODATION \* SITTING ROOM \* SEPARATE DINING ROOM \* STUDY \* KITCHEN/BREAKFAST ROOM \* CLOAKROOM \* FOUR FIRST FLOOR DOUBLE BEDROOMS - TWO WITH EN-SUITE \* FAMILY BATHROOM \* ATTRACTIVE GARDENS \* DRIVEWAY PARKING \* GARAGE \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door to:

### Entrance Hall

Radiator, central heating programmer, double built-in cloaks cupboard, understairs storage cupboard.

### Cloakroom

Low level wc, wash hand basin with mixer tap set into cabinet, radiator, part tiled walls.

### Sitting Room

16'11 x 12'6 (5.16m x 3.81m)

(12'6 widening to 14'8 max)

Double aspect through room, two radiators, downlighters, double doors opening to rear garden.

### Dining Room

10'8 x 9'9 (3.25m x 2.97m)

Radiator, outlook to side.

### Study

9'9 max x 8'1 max (2.97m max x 2.46m max)

Double aspect room with outlook to front and side, consumer unit, radiator.

### Kitchen/Breakfast Room

17'2 x 13'4 (5.23m x 4.06m)

(Maximum measurements include depth of fitted units)

Comprises: single drainer one and a half bowl sink unit, range of base and wall mounted cupboards, wall mounted cupboards have under cupboard lighting, Island unit with breakfast bar, integrated appliances include electric oven, electric hob with extractor fan over, dishwasher, washing machine, space for fridge/freezer, wall mounted cupboard housing Ideal gas fired boiler, central heating programmer, downlighters, double aspect room with doors opening to rear garden.

Stairs rising from entrance hall to:

### First Floor Landing

Radiator, airing cupboard housing cylinder with shelf over, window to rear.

### Bedroom 1

17'5 x 13'4 max (5.31m x 4.06m max)

(13'4 max reducing to 7'5)

Feature part vaulted ceiling, radiator, double aspect room.

### En-Suite Shower Room

Spacious shower cubicle, pedestal wash hand basin, low level wc, chrome effect heated towel rail, tiled walls, window to side.

### Bedroom 2

10'10 x 9'5 max (3.30m x 2.87m max)

(10'10 extending to 17' max into door recess)

Radiator outlook to front.

### En-suite Shower Room

Shower cubicle, pedestal wash hand basin, low level wc, radiator, tiled walls, window to rear.

### Bedroom 3

11'8 x 9'11 max (3.56m x 3.02m max)

(11'8 plus door recess)

Double aspect room with outlook to front and side, radiator.

### Bedroom 4

13'5 max x 9'4 (4.09m max x 2.84m)

(9'4 extending to 13'3 max into recess)

Radiator outlook to front.

### Family Bathroom

Bath pedestal wash hand basin, low level wc, chrome effect heated towel rail, tiled walls, fitted mirror, window to side.

### Outside

#### Garage

18'7 max x 8'10 max (5.66m max x 2.69m max)

(Maximum measurements include depth of internal pillars fittings and structures)

Pitched roof, light and power, up and over door, personal door to rear garden.

#### Driveway Parking

Preceding garage.

#### Front Garden

Having astro turf and some shrubs.

#### Rear Garden

Having patio areas, lawned area and some established shrubs, outside tap, outside lighting, gate to side.

#### NB

Annual Estate Maintenance Charge 01/05/25 - 30/04/26 £252.24

(All details concerning the outgoings are subject to verification).

#### COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council.

#### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

#### 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.

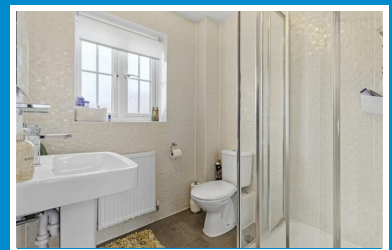
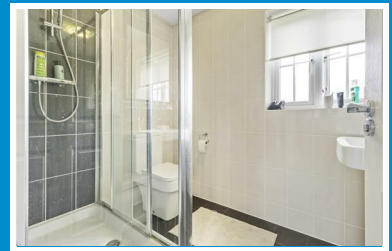
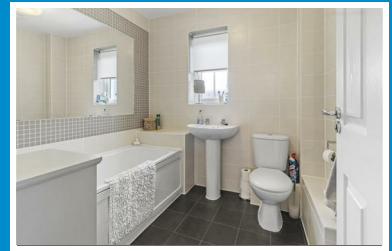
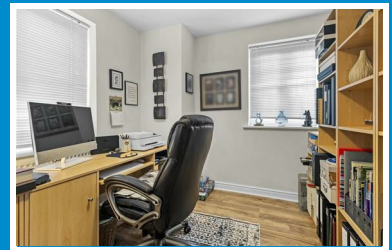
#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

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

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