



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED

new
instruction



Hailsham Road, Polegate, BN26 6RE

Freehold | House | 5 Bedrooms

A deceptively spacious house that has well presented and characterful accommodation which is set over three floors. This chain free home boasts a long lawn front garden, a private parking area plus a rear courtyard garden. The internal accommodation is neutrally decorated with character finishes and high ceilings. The upper floors offer lovely views over the neighbouring countryside. Polegate High Street and train station are approximately 1.5 miles away and offers connections to London Victoria, Brighton and Lewes.

FOR SALE
FREEHOLD
£365,000

Location

Nightingale Villas is located on the outskirts of Polegate, which is a popular town due to its road and rail transport connections as well as the High Street offering. The neighbouring seaside town of Eastbourne is within easy reach and is home to a Victorian Promenade, beach and attractions. Polegate Primary School, which has an 'Outstanding' Ofsted rating is approximately 1 mile away and Willingdon Secondary School is approximately 2 miles away.

Front Garden & Parking

The property is set back from the access road and has a private parking area for two vehicles. A picket fence and gate opens through to the garden. There's a lawn area with a pathway leading to the front door.

Living Room 13'11" x 11'6" plus entrance lobby (4.26 x 3.51 plus entrance lobby)

This lovely reception room has high ceilings, two windows as well as grey wood effect LVT flooring which runs throughout the ground floor. Inset ceiling spotlights, powerpoints and under stairs storage.

Kitchen 20'9" x 7'6" (6.33 x 2.29)

A contemporary kitchen which is formed of a range of wall and floor units finished with cream cabinetry and stone effect worktop. Built in oven, ceramic hob and concealed extractor over. One and half bowl stainless steel sink that is set beneath a double glazed window. There's a further double glazed window in the dining area. Inset ceiling spotlights and powerpoints.

Utility Room 11'11" x 4'3" (3.64 x 1.30)

Floor mounted storage unit with worktop over and further space for appliances. Double glazed window and door that leads out to the rear garden. Radiator, powerpoints and inset ceiling spotlights.

First Floor Landing

Double glazed window to the front aspect. Ceiling lighting and carpet.

Bedroom One 12'9" x 10'3" (3.90 x 3.13)

Views of the neighbouring countryside can be enjoyed from this room which also has high ceilings. Inset ceiling spotlights, carpet, radiator and powerpoints.

Bedroom Two 12'3" x 10'0" (3.74 x 3.07)

Double glazed sash style window to the front aspect. Carpet, radiator, inset ceiling spotlights and powerpoints.

Bathroom 10'4" x 8'5" (3.16 x 2.58)

A beautiful heritage style suite that is in keeping with the era of the house, but offers modern day comfort. Including corner shower cubicle with rainfall shower head, bath with mixer taps, pedestal basin with mirror over and toilet with concealed cistern. Inset ceiling spotlights, double glazed sash window with frosted film, chrome heritage radiator, vinyl flooring and extractor.

Second Floor Landing

Loft hatch and lighting.

Bedroom Three 12'1" x 10'0" (3.69 x 3.06)

Double glazed sash window to the front aspect that is externally framed with a Gothic style stone arch. Radiator, inset ceiling spotlights, carpet and powerpoints.

Bedroom Four 10'3" x 8'5" (3.13 x 2.58)

Double glazed window with views over neighbouring fields to the rear. Radiator, carpet, inset ceiling spotlights and powerpoints.

Bedroom Five 10'2" x 8'5" (3.11 x 2.58)

Double glazed window with views over neighbouring fields to the rear. Radiator, carpet, inset ceiling spotlights and powerpoints.

Cloakroom 5'4" x 3'10" (1.65 x 1.19)

Toilet, pedestal basin, extractor, vinyl flooring and ceiling light.

Rear Garden

A hard standing space which is enclosed with walls and fencing. Storage cupboard which houses the boiler and water cylinder.

Additional Information

EPC rating: E

Council Tax band: D

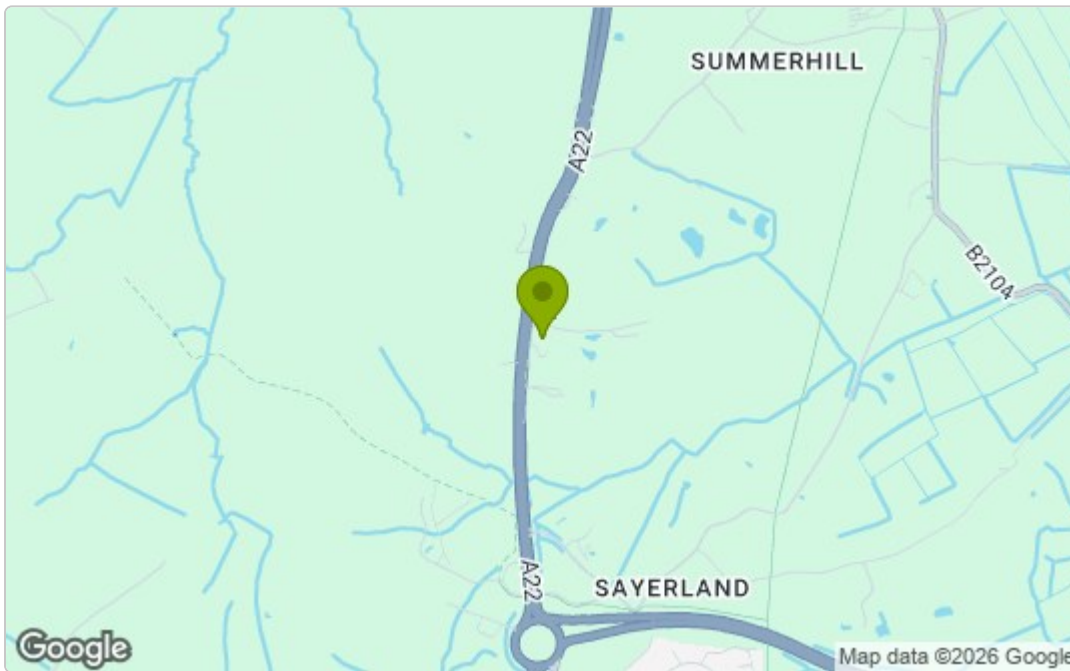
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan



GROSS INTERNAL AREA
 TOTAL: 125 m²/1,351 sq.ft
 FLOOR 1: 45 m²/484 sq.ft, FLOOR 2: 40 m²/434 sq.ft, FLOOR 3: 40 m²/433 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
		53
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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