Old Drive,Polegate BN26 5EU

fox & sons

welcome to

Old Drive, Polegate

'Corners' is a truly magnificent four-bedroom detached Sussex-style residence, set within substantial mature rear gardens and featuring a detached double garage with annex. Nestled just off Polegate High Street in one of the town's most prestigious locations. Offered to the market CHAIN FREE.

Ground Floor

First Floor

Second Floor

fox & sons

Annex Ground Floor

Annex First Floor

Total floor area 267.5 sq.m. (2,880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agents Note

Entrance Porch

Entrance Hall

Downstairs Cloakroom

Kitchen/ Breakfast Room
18' 10" x 13' 11" (5.74m x 4.24m)

Utility Room
16' 5" x 4' 10" (5.00m x 1.47m)

Sitting Room
16' 11" x 14' 1" In to Firplace (5.16m x 4.29m In to Firplace)

Dining Room
14' x 11' 10" (4.27m x 3.61m)

Study
8' 11" x 7' 11" (2.72m x 2.41m)

Conservatory
15' 4" x 11' 11" (4.67m x 3.63m)

First Floor Landing

Bedroom 1
17' x 14' 11" (5.18m x 4.55m)

En Suite

Bedroom 3
14' x 11' 11" (4.27m x 3.63m)

Bedroom 4

welcome to

Old Drive, Polegate

- Four generous double bedrooms across two floors with the master benefiting from en suite
- Four downstairs reception rooms including superb kitchen/breakfast room, triple aspect sitting room with inglenook fireplace, dining room and study
- Private driveway providing extensive off road parking
- Wonderful Sussex Style detached residence of individual character
- Spectacular mature rear gardens with large terrace and substantial mature lawned area with tree lined backdrop

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers over

£750,000

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.

view this property online fox-and-sons.co.uk/Property/EBN119360

The Property Ombudsman

Property Ref:
EBN119360 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01323 410911

Eastbourne@fox-and-sons.co.uk

19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.