TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£270,000 - £280,000

41 Southfield, Polegate, BN26 5LX

*** GUIDE PRICE £270,000 - £280,000 ***
Offered to the market CHAIN FREE, this spacious three bedroom terraced home presents an excellent opportunity for buyers looking to create a property tailored to their own taste and style. The accommodation comprises a bright lounge/dining room, a generous kitchen/breakfast room, a large conservatory providing additional living space, a convenient ground floor shower room and a family bathroom serving the first floor. Externally, the property benefits from a block paved driveway providing ample off road parking, while the large, private rear garden offers plenty of space for outdoor entertaining, family enjoyment or further landscaping. Ideally situated within close proximity to highly regarded schools, the mainline train station, excellent transport links, a wide range of local amenities and the beautiful surrounding countryside of the South Downs National Park, this home is perfectly positioned for families and commuters alike. Requiring some modernisation, this is a fantastic opportunity to secure a well proportioned home in a desirable location and truly put your own stamp on it.

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Main Features

- Terraced House
- 3 Bedrooms
- Ground Floor Shower Room/WC
- Lounge/Dining Room
- Kitchen
- Conservatory
- Bathroom/WC
- Lawned Rear Garden
- Driveway

Entrance
Double glazed front door to-

Porch
Door to hallway. Door to-

Ground Floor Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Two frosted double glazed windows.

Hallway
Radiator. Stairs to first floor.

Kitchen
15'0 x 7'3 (4.57m x 2.21m)
Fitted range of wall and base units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Space and plumbing for appliances. Double glazed window to rear aspect. Double glazed door to garden.

Lounge/Dining Room
17'10 x 16'9 (5.44m x 5.11m)
Two radiators. Double glazed windows to front and rear aspect. Door to kitchen. Double glazed doors to-

Conservatory
13'6 x 10'11 (4.11m x 3.33m)
Solid roof. Double glazed windows. Double glazed patio doors to garden.

Stairs From Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
16'9 x 6'8 (5.11m x 2.03m)
Radiator. Fitted wardrobes. Built in storage cupboard. Cupboard housing gas boiler. Double glazed windows to front and rear aspect.

Bedroom 2
11'10 x 8'8 (3.61m x 2.64m)
Radiator. Built in storage cupboard. Two double glazed windows to front aspect.

Bedroom 3
9'9 x 7'8 (2.97m x 2.34m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with wall mounted shower. Low level WC. Vanity unit with inset wash hand basin and cupboard below. Heated towel rail. Two double glazed windows.

Outside
The rear garden is mainly laid to lawn with an area of decking. There are mature trees, shrubs and two sheds.

Parking
A block paved driveway to the front of the property provides off road parking.

AGENTS NOTE:
Information on Solar Panel ownership TBC.

EPC = C

COUNCIL TAX BAND = B

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.