

HUNT FRAME

ESTATE AGENTS



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3 St. James Walk, Polegate, BN26 6FQ

£350,000



EXTREMELY WELL APPOINTED, FOUR BEDROOM MODERN TOWNHOUSE with versatile accommodation across three floors, with an aspect to the front overlooking the green and play park area opposite. Comprising of a MODERN IMPROVED KITCHEN, SITTING ROOM and WC to the ground floor with TWO BEDROOMS, EN-SUITE and BATHROOM to the first floor with a further TWO BEDROOMS and SHOWER ROOM to the second floor. Level GARDENS to the rear with a GARAGE and PARKING SPACE to the mews behind.

Situated on the popular development of The Mill, Polegate with good access to Polegate School, the Cuckoo Trail, Polegate High Street and Mainline Railway Station, local shops and buses



ENTRANCE

Glazed entrance door with a canopied porch, hallway with wood effect tiled flooring, radiator, staircase rising to the first floor, doors to the sitting room, kitchen and WC.

WC

Comprising of a low level WC, pedestal wash hand basin, radiator, UPVC double glazed patterned window to the front aspect, part tiling to walls.

KITCHEN

14'11 x 7'5 (4.55m x 2.26m)

Featuring an extended range of floor standing and wall mounted cupboards with granite work surfaces, integral washing machine and dish washer, integral fridge/freezer with additional space for American style fridge freezer, breakfast bar area with lighting beneath, radiator, fitted electric double oven with a five ring gas hob above with a stainless steel splashback and canopied extractor, matching up stands, recessed sink unit with drainer and Flexi mixer tap, UPVC double glazed window to the front aspect, cupboard housing the wall mounted boiler.

SITTING ROOM

14'7 x 10'7 (4.45m x 3.23m)

Double opening French doors with matching glazed panels to the side, overlooking and giving access to the gardens, radiator, under stairs storage cupboard, matching flooring to the hallway, space for breakfast/dining table.

FIRST FLOOR

Radiator, airing cupboard, doors off to bedrooms one, two and the family bathroom.

BEDROOM 1

12'6 x 9'6 (3.81m x 2.90m)

Principal master bedroom with two UPVC double glazed windows to the rear elevation, fitted wardrobes with mirror sliding doors to the front with hanging and shelving space, radiator, door to the en-suite.

EN-SUITE

Comprising of a large enclosed shower cubicle with sliding doors to the front with twin headed rainfall shower system, pedestal wash hand basin, low level WC, ladder style radiator, fully tiled walls, polished tiled flooring, recessed mirror, extractor fan.

BEDROOM 2

9'3 x 7'9 (2.82m x 2.36m)

Double glazed UPVC window to the front elevation, radiator.

BATHROOM

Comprising of a suite with a panelled bath with shower unit over, pedestal wash hand basin, low-level WC, ladder style radiator, fully tiled walls, matching flooring, extractor fan, recessed lighting, UPVC double glazed patterned window to the front aspect.

SECOND FLOOR

Staircase rising to the second floor landing with doors off to bedrooms three, four and the shower room.

BEDROOM 3

11'4 x 8'4 (3.45m x 2.54m)

Double bedroom to the front aspect, wood effect laminate flooring, radiator, UPVC double glazed window overlooking the park opposite, doorway to large walk in cupboard, loft access.

BEDROOM 4

15'0 x 7'0 (4.57m x 2.13m)

Two velux windows to the rear elevation, radiator.

SHOWER ROOM

Well appointed shower room to include a large enclosed shower cubicle with sliding doors to the front with shower unit, low-level WC, pedestal wash hand basin, large recessed mirror, fully tiled walls and floor, upright ladder style radiator, recessed ceiling lighting.

GARDENS

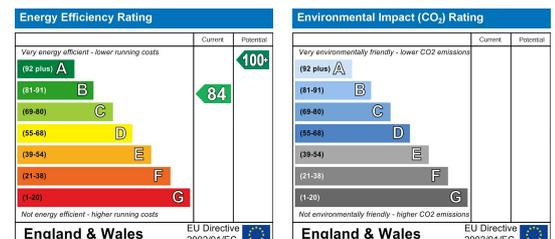
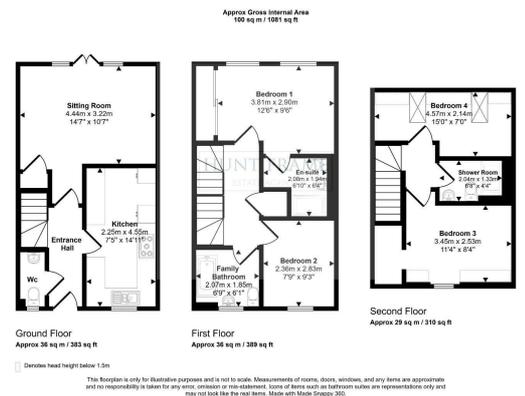
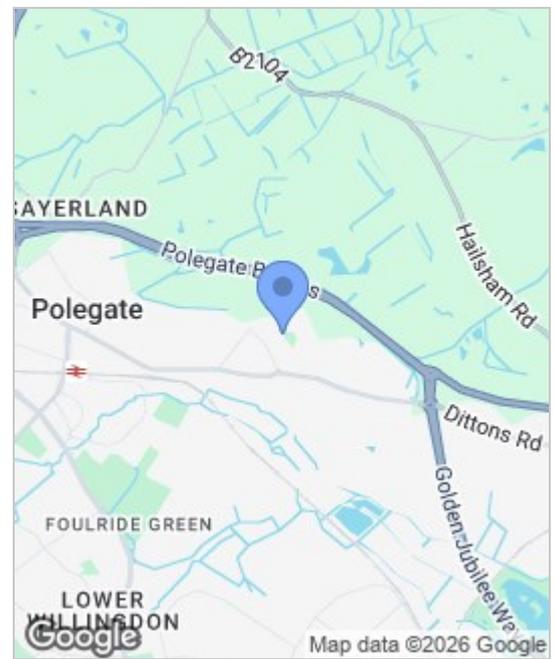
Small area of patio, remainder laid to lawn, pathway leading to the rear access, fenced enclosed boundaries.

GARAGE & PARKING

Garage accessed at the rear with an up and over door with a single parking space to the front.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.