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PROTECTED



9 Gatcombe Crescent, Polegate, East Sussex, BN26 6FP
Guide Price £500,000-£525,000



SurrIDGE Mison
ESTATES

This truly beautifully presented detached four bedroom home with garage was built in 2014 and has been owned from new by the current occupiers. They have as such improved the property over their ownership to provide a stunning home and in true "turn key" condition, all located in a tucked away spot within a sought after development in Polegate.

Spanning 1699 sqft, with a feeling of bright & spacious accommodation throughout, it comprises of a grand entrance hallway with the ever useful ground floor cloakroom. The double aspect living room is bay fronted allowing for plenty of natural light, and has double doors leading to the dining room. The dining room has ample space for entertaining and in turn leads to the stunning family room, an addition made by our vendors, providing a bright and airy space, with a feeling of indoor outdoor living thanks to two sets of bi-folding doors and a feature sky lantern. The thoughtful layout means the kitchen/breakfast room is off the dining room. The kitchen is double aspect, with a door to the side and French doors leading onto the rear garden, and is stylishly fitted with a range of wall and base units housing integral appliances, as well as a feature island/breakfast bar unit. There is also a large built in understairs cupboard. The ground floor is also home to the study, allowing for working from home or simply home office option.

From the first floor landing you access all four bedrooms. They are all double in size, with two bedrooms boasting en-suite shower rooms and built in wardrobes. There is also a modern family bathroom.

To the side of the property is the driveway offering ample off road parking and leading to the single garage which benefits from power and light, and a personal door to the garden. Particular attention has been paid to the gardens and they have been thoughtfully landscaped to provide a private haven for enjoying with an abundance of shrubs within the flower beds and planted borders.

Within this sought after development are plenty of open green spaces, a park, and pathways leading to countryside walks and The Cuckoo Trail, allowing for a sense of community. It is situated within sought after Polegate, with excellent access to local amenities, schools, and transport links, including mainline train station. Polegate has a vibrant high street, with a range of shops & cafes, along with excellently rated schools. The property is well connected, being within close proximity to Polegate train station, which has direct links to Eastbourne, Brighton, Gatwick & London. There are also good bus routes and road links providing straightforward connections to nearby towns including Eastbourne, Lewes, Brighton & Tunbridge Wells.

Council Tax Band- E

EPC Rating- C

Tenure- Freehold





Entrance Hall- Casement door to front. Tiled flooring. Radiator. Staircase leading to first floor.

Study - 2.74m x 1.85m (9'0" x 6'1")- Double glazed window to front. Laminated wood flooring. Radiator.

Cloakroom- Double glazed opaque window to side. Radiator with fitted radiator cover. Extractor fan. Partially tiled walls and laminated wood flooring. Wash hand basin set within vanity unit and W.C.

Lounge - 5.51m x 3.99m (18'1" x 13'1")- Double doors leading from entrance hall. Double aspect room with double glazed bay window to front and double glazed window to side. Feature fireplace. Carpeted. Radiator. Double doors leading to dining room.

Dining Room - 3.48m x 3.07m (11'5" x 10'1")- Tiled flooring. Radiator. Open to family room.

Family Room - 3.38m x 3.28m (11'1" x 10'9")- Bi-folding doors to side and rear and double glazed window to side. Feature lantern skylight. Tiled flooring. Inset ceiling LED spotlights. Modern tall radiator.

Kitchen/Breakfast Room - 4.67m x 4.47m (15'4" x 14'8")- Double aspect room with double glazed window to rear and French doors leading to rear garden, and double glazed door to side. Partially tiled walls and tiled flooring. Deep built in understairs storage cupboard. Fully fitted with a range of grey shaker style wall and base units with space and plumbing for large American style fridge/freezer, dishwasher, washing machine & drinks fridge and housing Logic gas boiler. Built in eye level double electric oven plus microwave, plus further built in double electric oven. Quartzite work surfaces with inset 4 burner gas hob with fitted extractor hood and inset stainless steel sink and drainer unit with mixer tap. Feature island unit with base units and wooden work surface.

First Floor Landing- Airing cupboard. Loft access. Radiator. Carpeted.

Bedroom One - 4.34m x 3.1m (14'3" x 10'2")- Double glazed bay window to front. Built in wardrobes with mirror fronted doors, plus built in cupboard. Radiator. Carpeted. Door leading to en-suite shower room.

En-Suite Shower Room- Partially tiled walls and laminate flooring. Radiator. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

Bedroom Two - 3.33m x 2.92m (10'11" x 9'7")- Double glazed window to front. Built in wardrobes. Carpeted. Radiator. Door leading to en-suite shower room.

En-Suite Shower Room- Double glazed opaque window to side. Fully tiled walls and laminate flooring. Radiator. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

Bedroom Three - 3.56m x 2.77m (11'8" x 9'1")- Double glazed window to rear. Radiator. Carpeted.

Bedroom Four - 2.97m x 2.67m (9'9" x 8'9")- Double glazed window to rear. Radiator. Carpeted.

Bathroom- Double glazed opaque window to rear. Fully tiled walls and vinyl flooring. Towel rail. Extractor fan. Modern suite comprising of bath with mixer taps and handheld shower attachment with fitted glass screen, wash hand basin and W.C.

Rear Garden- Mainly laid to lawn with patio area, a slate area and decking. Fencing surrounds with gated side access. Flower borders and mature trees and shrubs. Personal door to garage.

Garage & Driveway - 5.66m x 2.74m (18'7" x 9'0")- Single garage with up & over door. Power and light. Personal door. Driveway to front of garage.

Estate Charge- £248 per annum



Utilities

This property has the following utilities:

Water; Mains

Drainage; Mains

Gas; Mains

Electricity; Mains

Primary Heating; Gas central heating system

Solar Power; None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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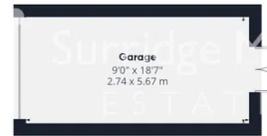
We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

1699 ft²

157.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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