



BROOK GAMBLE



25 Albert Road, Polegate, BN26 6BS

Price Guide £270,000

Guide price £270,000 - £290,000 Brook Gamble are delighted to offer to the market this EXTENDED THREE BEDROOM, TWO RECEPTION TERRACED HOUSE in Polegate. Situated WITHIN A SHORT DISTANCE OF POLEGATE HIGH STREET AND RAILWAY STATION, the house has been the subject of EXTENSION by the present owner and as such now boasts a GROUND FLOOR SHOWER ROOM as well as a first floor bathroom, a RE-FITTED KITCHEN and SUN ROOM, which complements the LOUNGE AND DINING ROOM. The property also enjoys a WONDERFUL 60' REAR GARDEN and VIEWS FROM THE FIRST FLOOR TO THE SOUTH DOWNS. Viewing is considered essential. Sole Agents.

uPVC double glazed front door and side screen to:

Entrance Porch

Tiled floor. uPVC double glazed inner door to:

Entrance Hall

Under stairs storage cupboard. Night storage heater.

Ground Floor Shower Room

Tiled shower cubicle with wall mounted shower unit and glazed screen. Wash basin. Low level WC. Extractor fan. Part tiling to walls. Inset ceiling spotlights.

Dining Room 10'11" x 10'10" (3.33m x 3.30m)

Night storage heater. uPVC double glazed window to front.

Lounge 11'11" x 10'11" (3.63m x 3.33m)

Night storage heater. uPVC double glazed sliding patio doors to sun room.

Kitchen 10'4" including door recess x 7'6" (3.15m including door recess x 2.29m)

Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring ceramic Neff hob with cooker hood above and electric oven below. Space and plumbing for washing machine. Integrated fridge freezer. Wall units. Part tiling to walls. uPVC double glazed window to rear garden. uPVC double glazed door to:

Sun Room 9'1" x 8'5" (2.77m x 2.57m)

Frosted uPVC double glazed windows to side. uPVC double glazed double doors and windows to rear.

Turning staircase, from entrance hall, to:

First Floor Landing

Linen cupboard with slatted shelving. Hatch to loft.

Bedroom 1 12'0" x 10'11" (3.66m x 3.33m)

Night storage heater. uPVC double glazed window to rear enjoying views to South Downs.

Bedroom 2 10'11" x 8'10" excluding door recess (3.33m x 2.69m excluding door recess)

uPVC double glazed window to front.

Bedroom 3 8'1" x 8'0" (2.46m x 2.44m)

Night storage heater. uPVC double glazed window to front.

Bathroom

Bath. Low level WC. Pedestal wash basin. Wall mounted heater. Part tiling to walls. Frosted uPVC double glazed window to rear.

Outside

The property enjoys the the benefits of front and rear gardens.

The front garden is laid to patio, enclosed by low wall with gate for access.

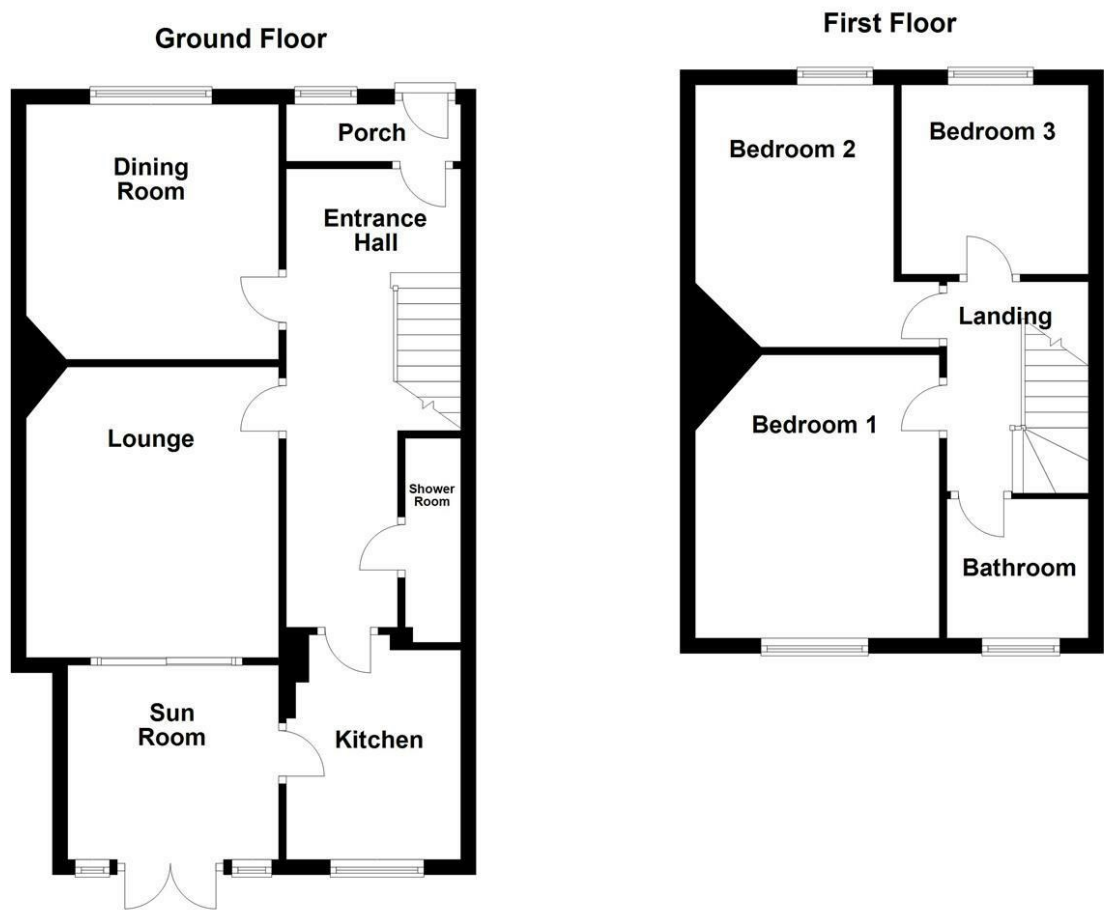
The rear garden measures approximately 60' and is laid to lawn with flower beds, vegetable patches and timber shed. Enclosed by timber fencing with gate to the rear access road. There is therefore the potential for the creation of a parking space or erection of a garage (subject to usual planning and consents).

Other Information

Council Tax Band B

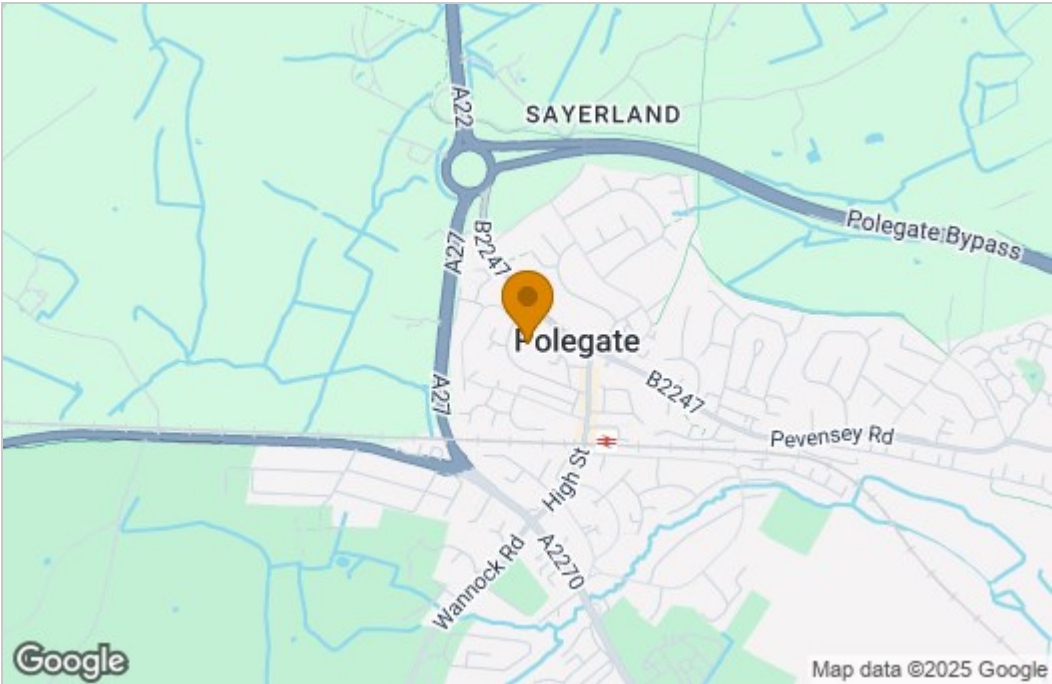
Total floor area 85 square metres

Floor Plan

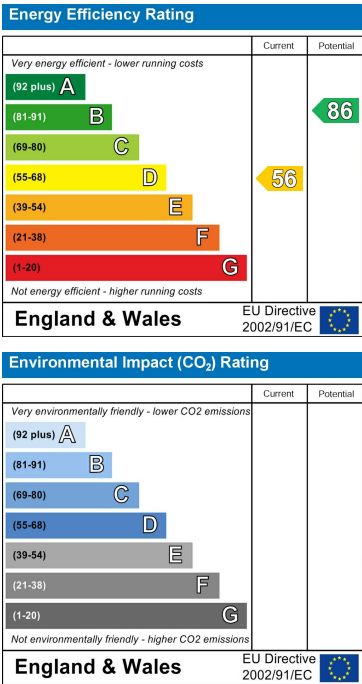


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.