



HOME + CASTLE
ESTATE AGENTS

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**new
instruction**



Oakleaf Drive, Polegate, BN26 6PY

| Chalet Bungalow - Detached | 4 Bedrooms

Home + Castle are pleased to advertise this immaculately presented, recently refurbished 4 bedroom detached chalet style bungalow in a highly sought after residential area close to local schools, shops and Polegate station.

Features includes en-suite shower room to Bedroom 3, gas central heating, double glazing and new carpets throughout. Secluded rear garden and off-road parking for 3 cars.

**TO LET
£1,800 PCM**

Approach

Block paved driveway with off road parking for several vehicles. Gate with side access to rear garden, access to storage area. Step to composite front door. Outside lights.

Porch

Door mat, light fitting. Fully glazed door to entrance hall.

Entrance Hall 19'3" x 4'5" (5.87m x 1.35m)

carpet, electric panel heater, pendant lighting, fitted smoke alarm, doors to all rooms. Stairs to first floor.

Lounge Diner 15'10" x 10'5" (4.83m x 3.18m)

Double glazed patio doors to garden, feature fireplace with electric wood burner. Wall lights and pendant light, power points.

Kitchen 10'5" x 9'1" (3.18m x 2.77m)

Range of base wall and drawer units with fitted work surfaces. Fitted hob with oven, integrated dishwasher, American style fridge freezer, single drainer sink unit, vinyl flooring. Fitted lights and power points, smoke alarm. Pantry housing consumer units and shelves. Fully glazed door to utility area.

Utility area 8'3" x 2'11" (2.51m x 0.89m)

Plumbing for washing machine and stacked tumble dryer. Vinyl flooring, half glazed Upvc door and windows to garden.

Bedroom 1 (Ground Floor) 17'3" x 9'8" (5.26m x 2.95m)

Double glazed window to front aspect, carpet, fitted mirrored wardrobes, power points, pendant light and wall mounted panel style heater.

Bedroom 2 (Ground Floor) 10'8" x 8'4" (3.25m x 2.54m)

Double glazed window to front aspect, carpet, wall mounted panel heater, power points and pendant light.

Shower Room (Ground Floor) 6'5" x 5'5" (1.96m x 1.65m)

Walk in shower with glass screen and chrome fittings, sink and wc in vanity unit, opaque double glazed window, fitted wall mirror, extractor fan, vinyl flooring. Chrome ladder style heater.

Stairs & Landing

Carpet and double glazed window to rear aspect, power points smoke alarm, pendant lights.

Bedroom 3 with En-Suite (1st Floor) 10'8" x 8'4" (3.25m x 2.54m)

Double glazed window to rear aspect, new carpet, wall mounted panel heater, power points and pendant light, door to en suite

En-Suite 8'3" x 6'1" (2.51m x 1.85m)

Walk in Shower cubicle with glass doors and chrome shower fittings. Sink set in to vanity unit with mirror above. WC, vinyl flooring, ladder style heater, Velux style window. Extractor fan. Fitted light.

Bedroom 4 (1st Floor) 17'3" x 9'8" (5.26m x 2.95m)

Dual aspect windows to front and rear. New carpet, storage cupboard into the eaves. Power points and pendant light. Wall mounted panel heater.

Family Bathroom (1st Floor) 7'10" x 6'4" (2.39m x 1.93m)

P shaped panelled bath with fitted chrome shower and attachments and glass screen. WC, sink set in to vanity unit with fitted mirror above. Wall mounted ladder style heater, vinyl flooring and Velux style window.

Storage Area (On Driveway) 15'10" x 7'4" (4.83m x 2.24m)

Double doors to storage area. Half-glazed door to rear of property.

Secluded Rear Garden

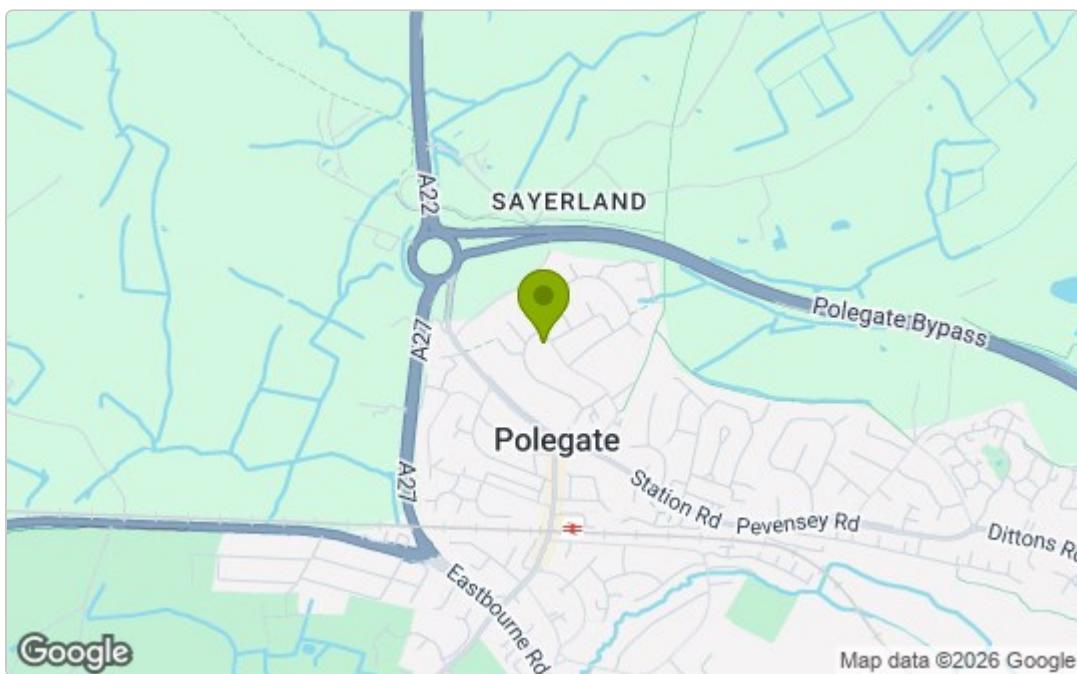
Mainly laid to lawn with area of decking (11'10" x 8'3") and patio area (19'3" x 11'). Shrub borders. Garden shed. Accessed from both lounge and utility area. Side gate to front of property plus door to garage.

Council Tax Band

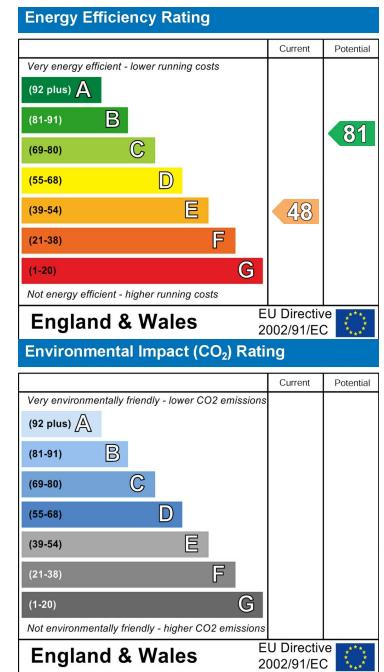
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Floor Plan

Area Map



Energy Efficiency Graph



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