



**HOME + CASTLE**  
ESTATE AGENTS

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## Farmlands Close, Polegate, BN26 5LH

Freehold | House - Semi-Detached | 3 Bedrooms

This semi-detached property offers extended accommodation over three floors and offers fantastic views of The South Downs. These are approximately a short 10 minute walk away and offer lovely walks. Situated in a quiet cul-de-sac on the Polegate/Willingdon border, it is within walking distance of Willingdon School, local shops and bus routes.

Further benefits include a modern gas central heating boiler, double-glazed windows, attractive gardens to the front and rear, a garage and an off-road parking space. A viewing is highly recommended.

**FOR SALE**  
**FREEHOLD**  
**£290,000**

### Location

This property is located in Polegate/ Willingdon borders in a quiet cul de sac. It is a 5 minute drive to Polegate High Street and Train Station which offers a range of facilities and offers transport links. The High Street, which is less than 1 mile away, has an array of independent shops and eateries. Freshwater Square is 1 mile away and also offers a parade of shops, cafes and a supermarket. Willingdon Community School which has been rated 'good' by Ofsted is a 5 minute walk away as well as Willingdon Primary School which is approximately a 10 minute walk.

### Approach

At the front of the property there is a green swathe and a pathway leading to the front door.

### Entrance hallway 5'0" x 11'8" (1.53m x 3.57m )

Stairs leading to the first floor, powerpoints, lino flooring, heating thermostat, wall mounted glow worm boiler and pendant light.

### Living room 11'6" x 13'1" (3.53m x 3.99m)

Window overlooking the front garden, fireplace with stone surround, powerpoints, carpet, pendant light, radiator and aerial port.

### Dining area 7'6" x 10'9" (2.30m x 3.28m )

Patio sliding doors which lead out to the rear garden, storage cupboard under the stairs, carpet and pendant light.

### Kitchen 7'1" x 8'11" (2.16m x 2.74m)

A range of base, wall and draw units finished in gloss cabinetry with wood effect worktops. Gas hob and electric double oven with extractor over, space for dishwasher, washing machine, and fridge and freezer. Pendant light, powerpoints, part tiled walls and vinyl flooring. Double glazed pvcu door leading out to the rear garden.

### Landing 2'9" x 6'1" (0.84m x 1.87m )

Powerpoints, carpet and staircase leading to the second floor.

### Main bedroom 15'1" x 8'7" (4.62m x 2.63m )

Double glazed window to the front, storage cupboard that houses the water tank, powerpoints, carpet, pendant light, radiator and a built in storage cupboard.

### Bathroom 6'2" x 7'6" (1.89m x 2.31m )

P shaped bath with Triton electric shower over and curved glass shower screen, panelled walls, lino flooring, W.C, sink, chrome towel radiator and obscured double glazed window.

### Second bedroom 8'7" x 11'3" (2.63m x 3.43m )

Picturesque views of The South Downs can be enjoyed from this room. Powerpoints, carpet, pendant light, radiator and door to an eave with storage.

### Third bedroom 13'9" x 11'9" (4.20m x 3.60m )

Window over looking the rear garden and also offers views of The South Downs. Carpet, powerpoints, pendant light and radiator.

### Garden

Rear garden can be accessed through the kitchen door or the sliding patio doors in the dining area. The westerly facing garden offers a patio area leading to lawn, wooden shed and side access from the concrete pathway at the side of the property with a gate leading to the front.

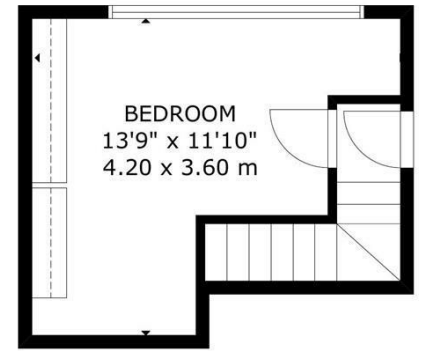
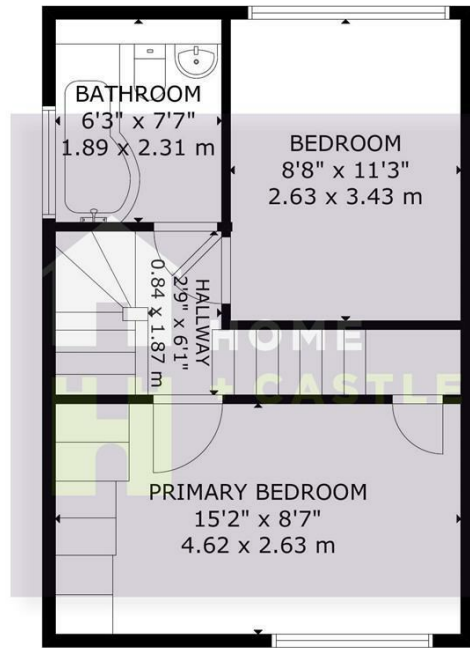
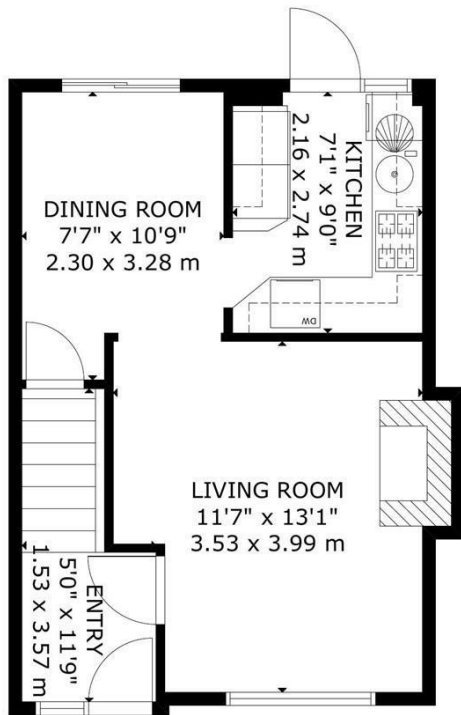
### Additional Informational

EPC Rating - C

Council Tax - C

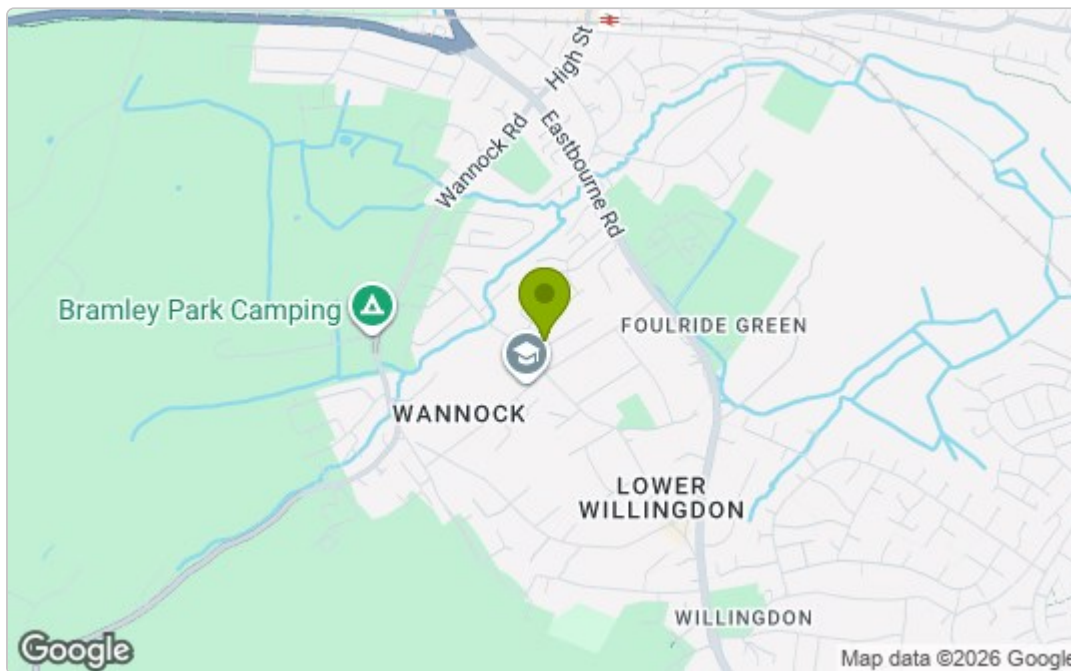
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 77 m<sup>2</sup>/835 sq.ft  
 FLOOR 1: 31 m<sup>2</sup>/338 sq.ft, FLOOR 2: 32 m<sup>2</sup>/349 sq.ft, FLOOR 3: 14 m<sup>2</sup>/148 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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.