



**HOME + CASTLE**  
ESTATE AGENTS

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## Jubilee Drive, Polegate, BN26 6FG

Freehold | House | 4 Bedrooms

An immaculate FOUR bedroom family home with a garage and low maintenance rear garden situated in the popular Mill Development, located on the outskirts of Polegate. The property overlooks an open green and a children's play area. Being close to Polegate town centre and train station with links to London Victoria, Brighton and Lewes, viewing highly recommended.

**FOR SALE**  
**FREEHOLD**  
**£359,950**

### Location

This home is located in the favourable Mill Development on the outskirts of Polegate, close to schools, facilities and transport links. Polegate train station is only 1 mile away, with routes to Lewes, Brighton and London. The property overlooks a greenery area and also a park.

### Hallway 3'7" x 11'1" (1.1m x 3.4m)

Front door opens into hallway, which has inset ceiling spotlights, radiator, part glazed UPVC door and LVT flooring.

### Cloakroom 2'7" x 6'2" (0.8m x 1.9m)

Part tiled walls, LVT flooring, toilet, pedestal basin, radiator and double glazed window with obscured glass.

### Kitchen Diner 7'6" x 15'1" (2.3m x 4.6m )

Fitted with a range of wall and floor units finished with white gloss cabinetry and black granite effect worktop, integrated fridge freezer, double ceramic hob with extractor over, full-sized dishwasher and washing machine, double glaze window overlooking the green space to the front, radiator, ceiling lighting, LVT flooring and power points.

### Living Room 14'9" x 10'5" (4.5m x 3.2m )

Bi-folding doors that open up to the rear garden, carpet, radiator, inset ceiling spotlights as well as pendant light, under stairs storage cupboard and power points.

### Landing 3'3" x 10'9" (1.0m x 3.3m)

Inset ceiling spotlights, carpet, radiator and airing cupboard housing water tank.

### Bedroom One 12'9" x 9'10" (3.9m x 3.0m)

Built in wardrobes with shelving and hanging rails, double glazed window to the rear aspect, carpet, radiator, ceiling light and power points.

### En suite 7'2" x 6'2" (2.2m x 1.9m)

Fully tiled with contemporary grey stone tiles and matching floor tiling, pedestal basin, toilet, double shower cubicle with sliding door with thermostatic shower, inset ceilings spotlights, extractor and chrome ladder radiator.

### Bedroom Three 7'10" x 9'6" (2.4m x 2.9m)

Double glazed window to the front aspect, carpet, power points, radiator and ceiling light.

### Bathroom 6'6" x 6'2" (2.0m x 1.9m)

Part tiled white wall tiles with matching floor tiling, bath with mixer tap and shower attachment, pedestal basin, toilet, double glazed window with obscured glass, inset ceiling spotlights and extractor.

### Landing 3'7" x 4'3" (1.1m x 1.3m)

Carpet, inset ceiling spotlights and power points.

### Bedroom Two 11'1" x 8'6" (3.4m x 2.6m)

Double glazed window to the front aspect, radiator carpet, power points and storage cupboard.

### Shower Room 6'6" x 4'3" (2.0m x 1.3m)

Double shower cubicle having sliding glazed doors and thermostatic shower, fully tiled walls and matching floor tiles, pedestal basin, toilet, inset ceiling spotlights, radiator, extractor and chrome ladder.

### Bedroom Four 14'9" x 6'10" (4.5m x 2.1m)

Two Velux windows, laminate flooring, radiator, power points and inset ceiling spotlights, built in wardrobes with hanging rail and shelving.

### Rear Garden

Paved patio area which leads onto a small artificial lawn area which has been landscaped, all enclosed with wooden fencing and access gate to behind.

### Garage

Garage with up and over door.

### Additional Information

EPC Rating - B

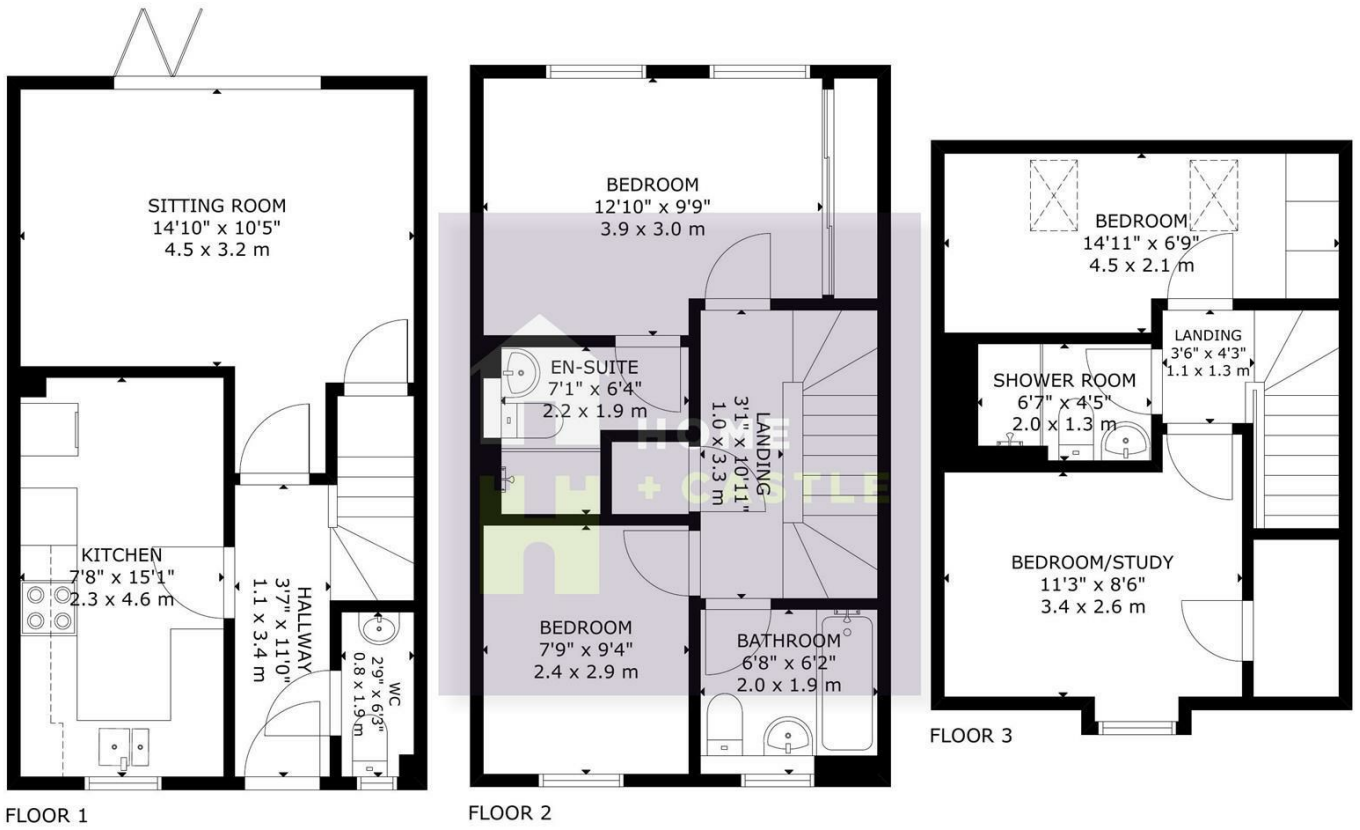
Council tax - D

The current Estate charge is £258.00.

An allocated parking space and garage at the rear of the property.

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.

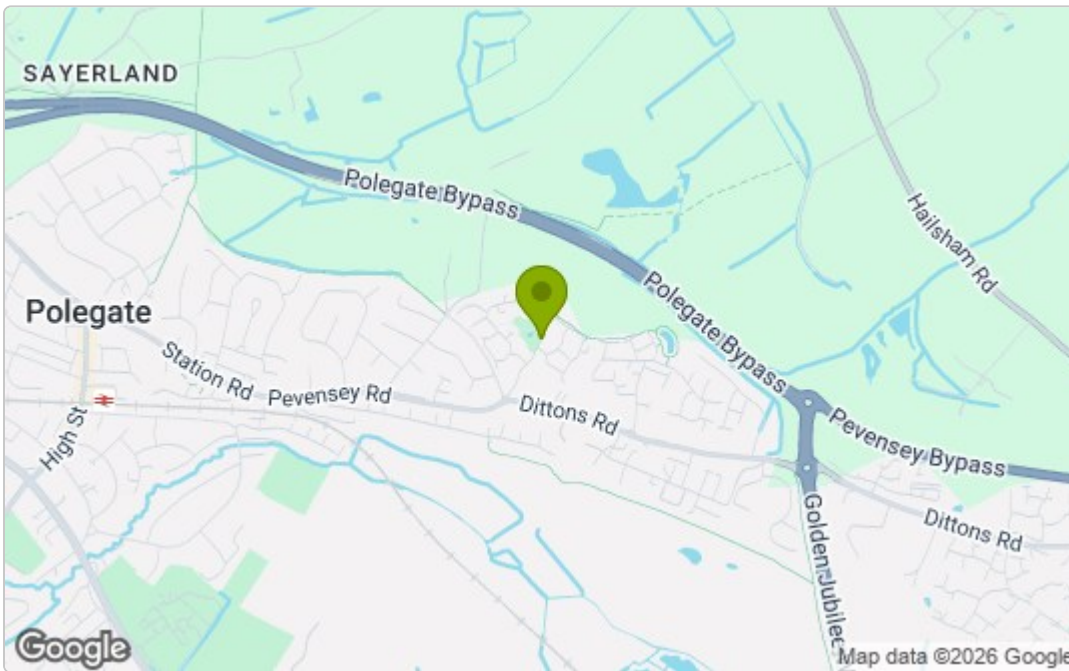
# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 101 m<sup>2</sup>/1,085 sq ft  
 FLOOR 1: 36 m<sup>2</sup>/386 sq ft, FLOOR 2: 36 m<sup>2</sup>/391 sq ft, FLOOR 3: 29 m<sup>2</sup>/308 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>100+</b>
	(81-91) <b>B</b>		<b>84</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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.