



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



Chestnut Drive, Polegate, BN26 5AL

Freehold | House | 3 Bedrooms

Nicely presented, 3 bedroom semi-detached, chalet style home with garage and off-road parking. Perfect family home with schools close by and a great location being so close to Polegate High Street, the train station and the South Downs.

**FOR SALE
FREEHOLD
£325,000**

Front of Property

Off-road parking, area laid to lawn with raised borders for planting. Double doors to garage. Footpath down the side leading to front door. Outside tap and gate to rear garden.

Hallway 7' x 8'5" (2.13m x 2.57m)

Wood effect laminate flooring, radiator and under stairs cupboard with plumbing for washing machine. Stairs to 1st floor.

Kitchen "L Shaped" 13'0" max x 12'0" max (3.96m max x 3.66m max)

Modern wall and floor units with wood effect worktop, stainless steel sink, mixer tap and drainer. Extractor hood with space for range cooker, plumbing for dishwasher, washing machine and space for fridge freezer. Plenty of power points, pendant lights x 2, radiator, part tiled walls and wood effect vinyl flooring. Double glazed window overlooking front garden.

Lounge Diner 12'0" x 20'2" (3.66m x 6.15m)

Spacious lounge diner. Power points, ceiling lights x 2 and wood effect laminate flooring. Double glazed windows plus door to rear garden.

W.C. 4'9" x 2'10" (1.45m x 0.86m)

WC, basin, radiator and ceiling light. Opaque double glazed window to side of property.

Bedroom 1 9'8" x 14'8" (2.95m x 4.47m)

Built in wardrobes & cupboards, power points, ceiling light, radiator and carpet. Small room which could be an option for an ensuite shower. Double glazed windows x 2 overlooking front garden.

Bedroom 2 9'10" x 11'7" (3.00m x 3.53m)

Power points, pendant light, radiator and wood effect laminate flooring. Double glazed window overlooking rear garden.

Bedroom 3 12'11" x 8'1" (3.94m x 2.46m)

Power points, pendant light, radiator and carpet. Double glazed window to side of property.

Bathroom 6'7" x 5'8" (2.01m x 1.73m)

Panelled bath with screen and shower over. Wash hand basin with storage below, radiator, ceiling light and part-tiled walls. Opaque double glazed window to side of property.

Garage

Power points, lighting and plumbing. Double doors to driveway.

Rear Garden

Decking with ramp down to resin based seating area. Lawn with borders for planting, pergola and shed for storage. Additional hard standing at rear of garden.

Additional Information

Chain Free
Council Tax Band - C
Council - Wealden

Dimensions

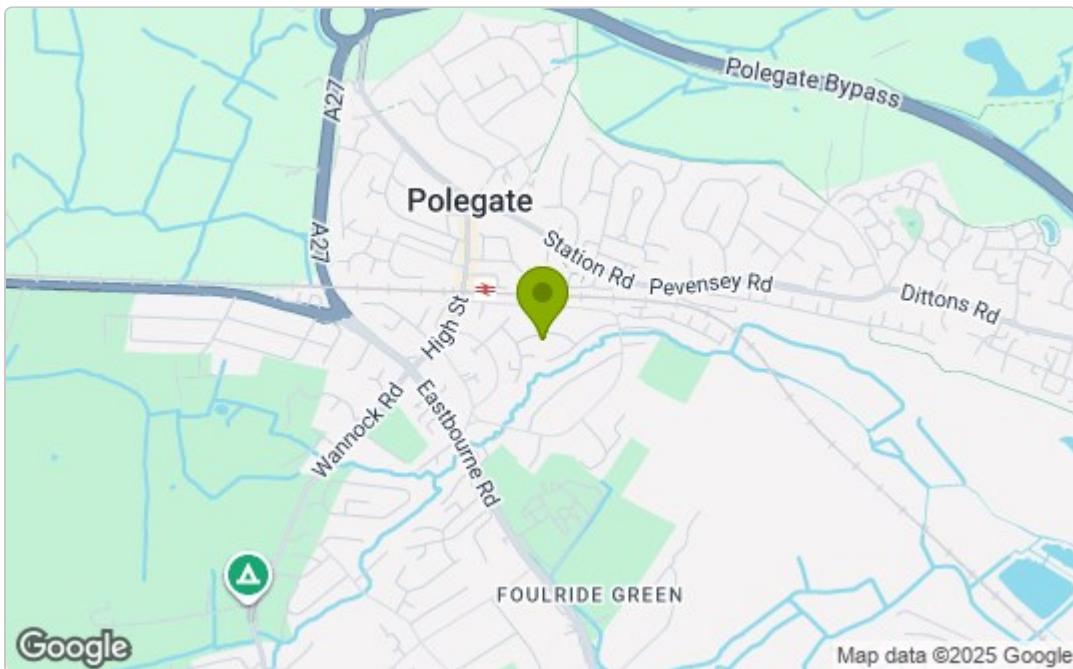
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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

Floor Plan



GROSS INTERNAL AREA
TOTAL: 88 m²/949 sq.ft
FLOOR 1: 44 m²/474 sq.ft, FLOOR 2: 44 m²/475 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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