



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

**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

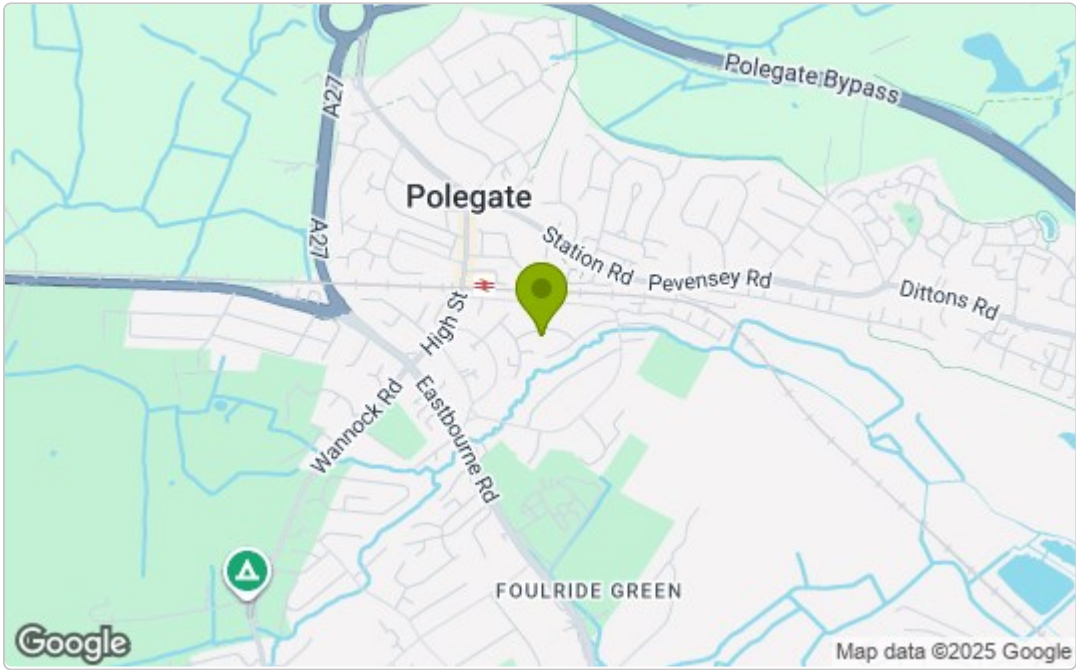
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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



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.

Energy Efficiency Graph

