



**HOME + CASTLE**  
ESTATE AGENTS

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## Greenleaf Gardens, Polegate, BN26

Freehold | House - Semi-Detached | 3 Bedrooms

A beautifully presented three bedroom home that has been extended to offer a fantastic living space as well as ground floor master bedroom suite, complete with en suite and dressing room. The living space includes lounge, separate kitchen which opens through to a dining/family room. The semi-detached home is located within walking distance of the 'Outstanding' Polegate Primary school as well as The Cuckoo trail, which is ideal for dog walking or bike rides alike. Viewing of this home is highly recommended.

**FOR SALE**  
**FREEHOLD**  
**£360,000**

### Location

Greenleaf Gardens is situated in Polegate, with the town's High Street and train station only being half a mile away. Alternatively road connections are also easily accessible including the A27 & A22. Polegate Primary School which has an 'outstanding' Ofsted rating is located nearby. The historic Cuckoo Trail is situated next to the schools and offers scenic walks/trails all the way to Heathfield. Perfect, dog bike rides, dog walks or a Sunday stroll.

### Approach

The front garden has a lawn area as well as a block paved driveway which allows off road parking for two vehicles. It leads up to the covered entrance uPVC door.

### Hallway

Laminate flooring, radiator and ceiling light.

### Living Room 15'7" x 11'11" + 8'11" x 7'1" (4.77 x 3.65 + 2.73 x 2.17)

A lovely dual aspect room with double glazed window to the front aspect as well as glazed doors through to the conservatory dining area. The versatile space currently has a lovely lounge area which has a fireplace. The rear section is currently presented as a home office but could offer other uses such as children's play space.

### Kitchen 9'1" x 7'7" (2.78 x 2.33)

The extended and semi-open plan kitchen flows through to the dining area, a perfect social space. It is fitted with a range of wall and floor units, finished with cream cabinetry and wood effect worktop. Belling range cooker, space and plumbing washing machine and dishwasher. One and half bowl sink with mixer tap. Laminate flooring, ceiling light and powerpoints.

### Dining Area 15'8" x 9'2" (4.79 x 2.81)

The laminate flooring continues into this light and well proportioned room. It has a solid roof with inset lighting, double glazed windows to two sides as well as having double glazed patio leading out to the rear garden.

### Ground Floor Master Bedroom 12'2" x 11'3" (3.72 x 3.44)

Double glazed patio doors which allow access to the rear garden. Ceiling light, powerpoints, carpet and radiator. Archway through to;

### Dressing Room 7'6" x 5'6" (2.29 x 1.68)

Open wardrobes with hanging rails, shelving and drawers.

### En suite

Fitted with a corner shower cubicle that has a thermostatic shower. Pedestal basin, toilet and double glazed window obscured glass. Ceiling light, extractor, tiled flooring and complementary wall tiles.

### Landing

Storage cupboard, carpet and hatch access to occasional loft room.

### Bedroom Two 11'11" x 10'7" (3.65 x 3.25)

Large double glazed window to the front aspect, walk in storage cupboard with shelving. Carpet, radiator, ceiling light and powerpoints.

### Bathroom 8'0" x 5'7" (2.44 x 1.72)

Bath with mixer tap and shower attachment. Vanity unit with inset basin, storage cupboard beneath and a toilet with concealed cistern. Double glazed window with obscured glass, ceiling light and chrome ladder radiator.

### Bedroom Three 11'5" x 9'4" (3.50 x 2.87)

Large double glazed window overlooking the rear garden. Two built in cupboards with shelving. Carpet, radiator and ceiling light.

### Occasional Loft Room

A pull down ladder staircase allows access into this space which has a Velux window, carpet, lighting and powerpoints.

### Garage/Workshop maximum of 12'4" x 12'2" (maximum of 3.76 x 3.72)

Ideal storage space with wooden doors.

### Rear garden

Step out from the living space to the south westerly facing garden. There's a patio area which leads onto the lawn. There's several shrubs adding further greenery and colour. At the of the garden there is three wooden sheds.

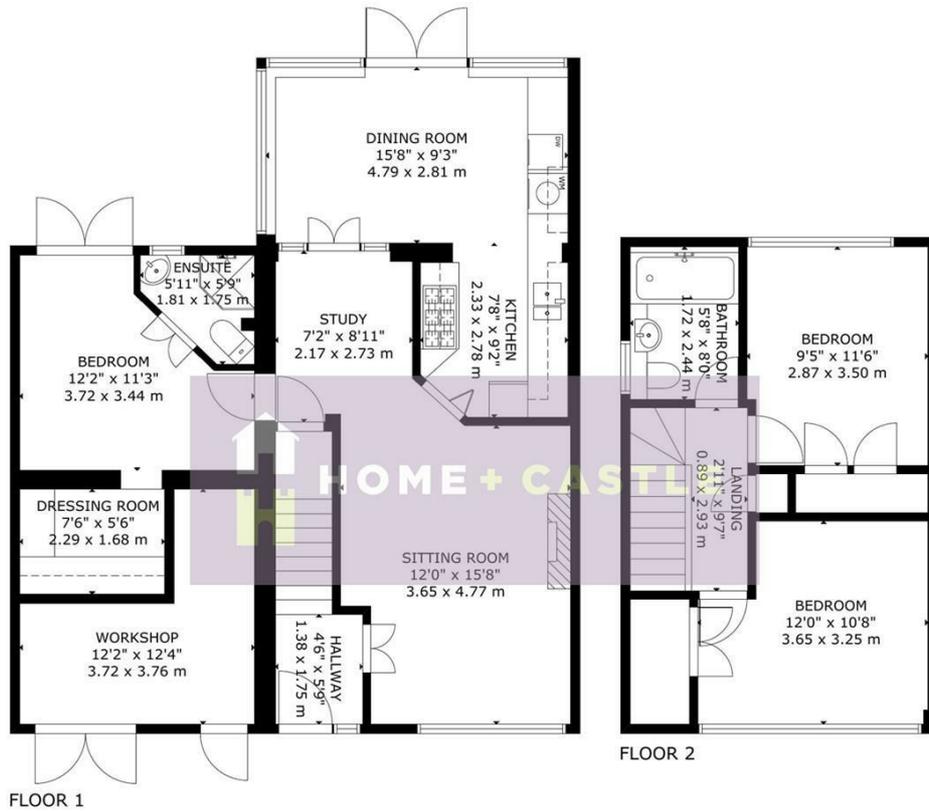
### Additional Information

EPC rating: C

Council Tax Band: C

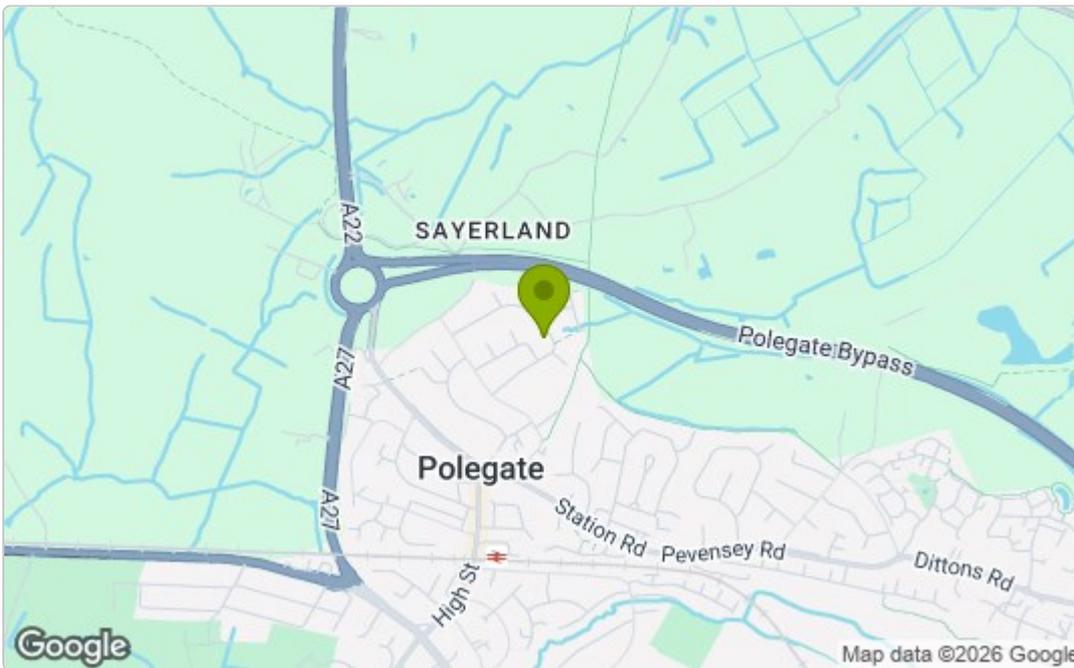
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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

# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 104 m<sup>2</sup>/1,117 sq.ft  
 FLOOR 1: 68 m<sup>2</sup>/730 sq.ft. FLOOR 2: 36 m<sup>2</sup>/387 sq.ft  
 EXCLUDED AREAS: WORKSHOP: 9 m<sup>2</sup>/102 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>	74	80
(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		
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.