



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Brook Street, Polegate, BN26 6BQ

Freehold | House - Semi-Detached | 2 Bedrooms

Home + Castle are pleased to advertise this 2 bedroom semi-detached house just a 2 minute walk to the shops and station on Polegate High Street. Arranged over 4 levels with large kitchen diner on the lower ground floor, living room and bathroom on the split level ground floor, main bedroom on 1st floor and 2nd bedroom at the top. South facing rear garden.

Located just off Polegate High Street so within a 2 minute walk of local shops, station, bus services and local amenities.

**FOR SALE**  
**FREEHOLD**  
**£230,000**

### Dimensions

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

### Entrance

Double glazed front door to

### Inner Hall

Inner hall for coats and shoes. Wood effect laminate. Door to

### Living Room 13'1" x 10'11" (3.99m x 3.33m)

Feature fireplace (not used by current owner), wall lights x 3, radiator, power points, pendant light, wood effect laminate and double glazed window to front of property.

### Stairs down to Lower Floor

Tiled section of floor at bottom of stairs with radiator, light and door to kitchen diner.

### Open Plan Kitchen Diner

#### Dining Area 9'3" x 7'2" (2.82m x 2.18m)

Tiled floor, radiator, light fitting, storage cupboards x 2 with one leading to under floor "restricted height" cellar storage area.

#### Kitchen Area 12'4" x 9'5" (3.76m x 2.87m)

Range of base and wall cupboards plus drawers and worktops. Built-in gas hob and electric over with extractor hood above. Spaces for under-counter fridge and freezer. Plumbing for washing machine. Power points and fluorescent tube light. Tiled floor, part-tiled walls. Double glazed window and door to rear south facing garden.

### Stairs from Ground Floor to Mid Floor

Carpet.

#### Bathroom 8'11" x 8'3" (2.72m x 2.51m)

Tiled floor. Opaque double glazed window to rear of property. Bath with screen and shower riser kit. plus wall mirror. WC and basin with wall mirror. Medicine cabinet. Ceiling light. Cupboard housing Glow Worm Gas Combi Boiler.

### Stairs to 1st Floor

#### Bedroom 1 12'9" x 10'11" (3.89m x 3.33m)

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

### Stairs to 2nd Floor

Carpet.

#### Bedroom 2 11' x 8'10" max (3.35m x 2.69m max)

Double glazed window overlooking rear garden. Radiator, power points, pendant light, carpet and hatch to loft.

#### Rear Garden 23'5" x 11'5" (7.14m x 3.48m)

South Facing enclosed rear garden laid to lawn.

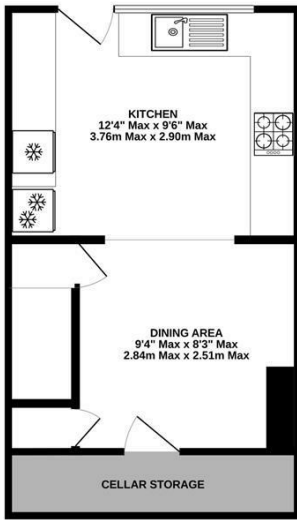
### Additional Information

Energy Performance Rating - D

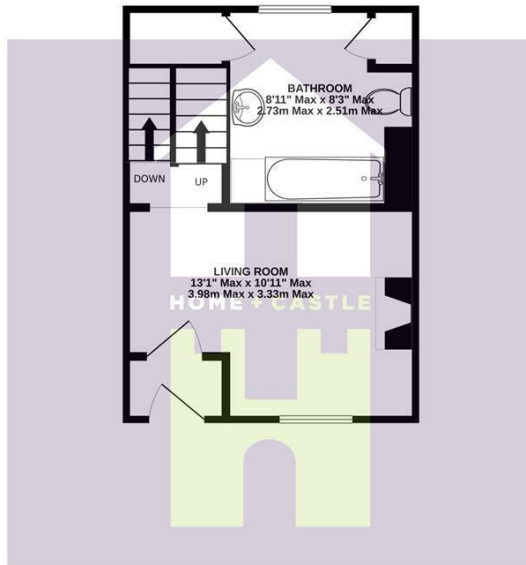
Council Tax Band - B

# Floor Plan

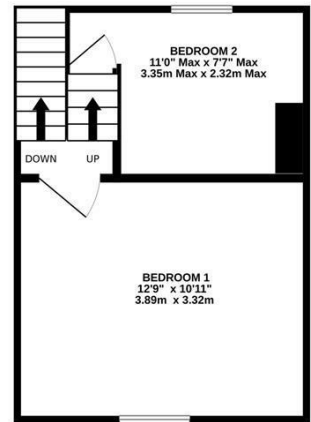
LOWER GROUND FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



GROUND FLOOR  
232 sq.ft. (21.5 sq.m.) approx.



1ST FLOOR  
238 sq.ft. (22.1 sq.m.) approx.

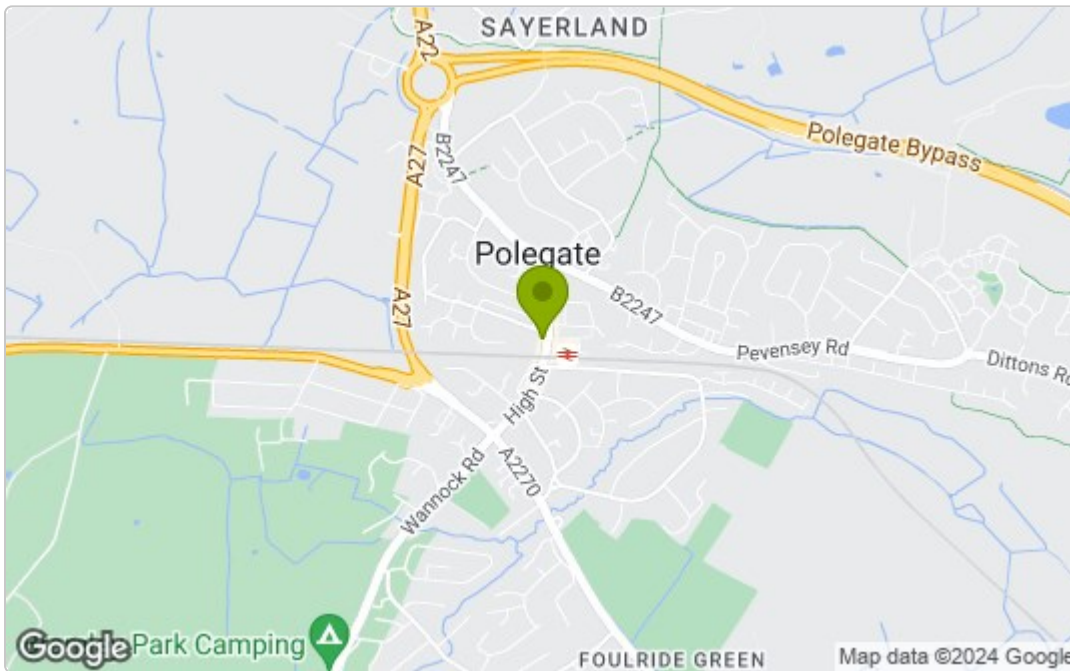


## SPLIT LEVEL 2 BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(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.