



**HOME + CASTLE**  
ESTATE AGENTS

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## Barons Way, Polegate, BN26 5JJ

Freehold | House | 4 Bedrooms

This delightful extended house offers a perfect blend of modern living and convenience. With four bedrooms, this property is ideal for families seeking comfort and style. The heart of the home is a contemporary open plan kitchen diner, designed to create a warm and inviting space for both cooking and entertaining. The property boasts two well-appointed reception rooms, providing ample space for relaxation and social gatherings. The landscaped garden is a true highlight, offering a serene outdoor retreat where one can unwind or enjoy al fresco dining during the warmer months. The property comes with a single garage and driveway. Situated within walking distance to Polegate High Street and the train station, this home benefits from excellent transport links and local amenities, making it an ideal choice for those who value accessibility.

**FOR SALE**  
**FREEHOLD**  
**£385,000**

### Location

This home is perfectly positioned only half a mile away from amenities on Polegate's High Street, including shops, train station and cafes. At the end of Barons Way you will find main route bus stops connecting you into Eastbourne and beyond. Alternatively, the A22 and A27 provide connections onto such places as Uckfield, Brighton and Lewes.

### Approach

The property is located at the end of cul de sac which offers parking. The pathway leads to the low maintenance front garden and porch entrance door.

### Porch

Constructed with uPVC windows and door.

### Hallway

Step into the modern, welcoming space which is completed with wood effect flooring that flows throughout the ground floor. Two under stairs storage cupboards, radiator and ceiling lights.

### Cloakroom

Counter top basin with mixer tap and storage drawers beneath. Toilet, radiator and extractor.

### Sitting Room 23'1" x 12'0" maximum of (7.04 x 3.67 maximum of)

A sanctuary space that is bathed in natural light from the large window and is completed with a flame effect fireplace set on bespoke cabinetry. Radiator, powerpoints and ceiling light.

### Kitchen Diner 16'8" x 14'1" (5.1 x 4.31)

Forming part of the extended accommodation this space is truly the heart of the home with zoned ambient lighting, generous dining space and access to the garden raised deck area. Joining the kitchen and dining area is the breakfast bar which has cabinets underneath as well as space for a wine fridge. The two tone cabinetry has complementary worktop. Integrated appliances include eye level oven, microwave oven, ceramic induction hob and dishwasher. Space for American style fridge freezer. Vertical radiator.

### Utility Space

Located next to the kitchen space is the practical utility space, which has counter top with plumbing for washing machine and dryer underneath.

### Conservatory 10'11" x 10'2" (3.34 x 3.12)

Double doors open into Conservatory that has double glazed units to two sides as well glazed sliding doors that lead out to the raised deck. The room also has a solid roof, powerpoints and a radiator.

### Landing

Two storage cupboards, one of which housing the combi boiler. Loft hatch with built in folding staircase, ceiling lights and wood effect flooring.

### Bedroom Three 14'6" x 8'3" (4.43 x 2.53)

A double bedroom with views over the rear garden. Radiator, double glazed window, powerpoints and ceiling light.

### Bedroom Two 14'11" x 8'4" (4.55 x 2.55)

Double glazed window offering views over the rear garden. Wood effect flooring, radiator, powerpoints and ceiling light.

### Bathroom 11'3" x 10'2" (3.44 x 3.12)

A spacious room that has both a bath and separate shower cubicle. There's also pedestal basin, toilet, vinyl flooring, extractor and ceiling lights.

### Bedroom One 11'11" x 11'3" (3.65 x 3.44)

A well proportioned room with a double glazed window, wood effect flooring, radiator, ceiling light and powerpoints.

### Bedroom Four 7'7" x 6'1" (2.33 x 1.86)

An ideal home office or nursery that has a double glazed window to the front aspect, radiator, wood effect flooring, powerpoints and a ceiling light.

### Rear Garden

The raised composite deck area offers the perfect alfresco dining space with views over the rest of the landscaped space. Steps lead down to the gravel pathway that runs adjacent to the covered BBQ/hot tub area as well the lawn area. Towards the end of the garden is a further seating area.

### Garage

The property comes with a single garage that is located nearby and has a driveway parking space in front of it. It's in a block of three and is the garage on the left side, having an up and over door.

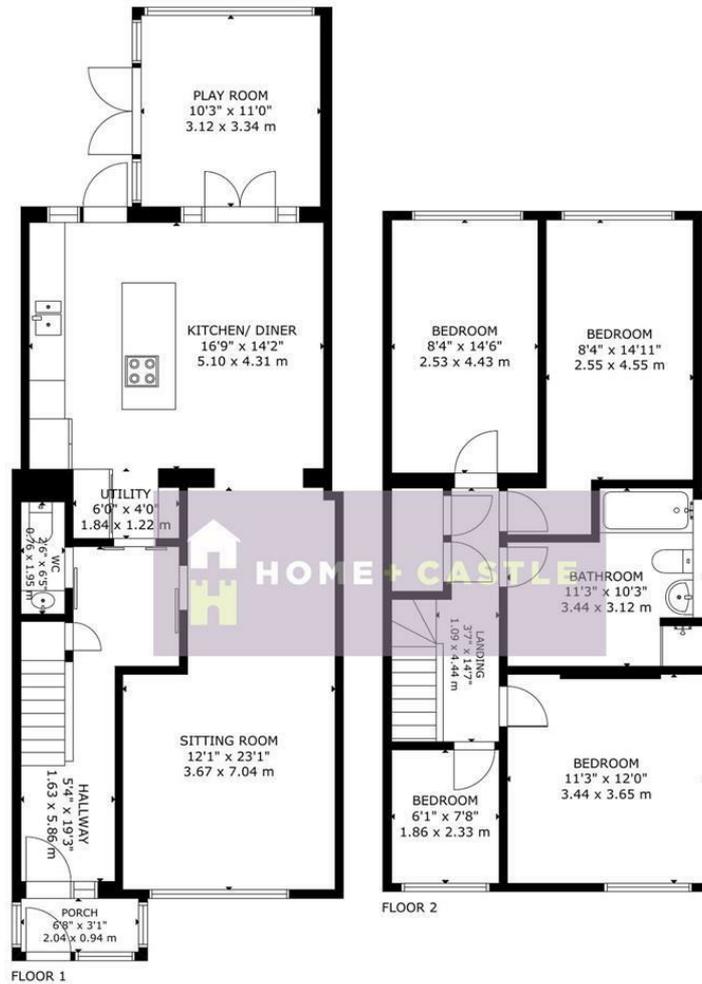
### Additional Information

Council Tax Band: C

EPC Rating: C

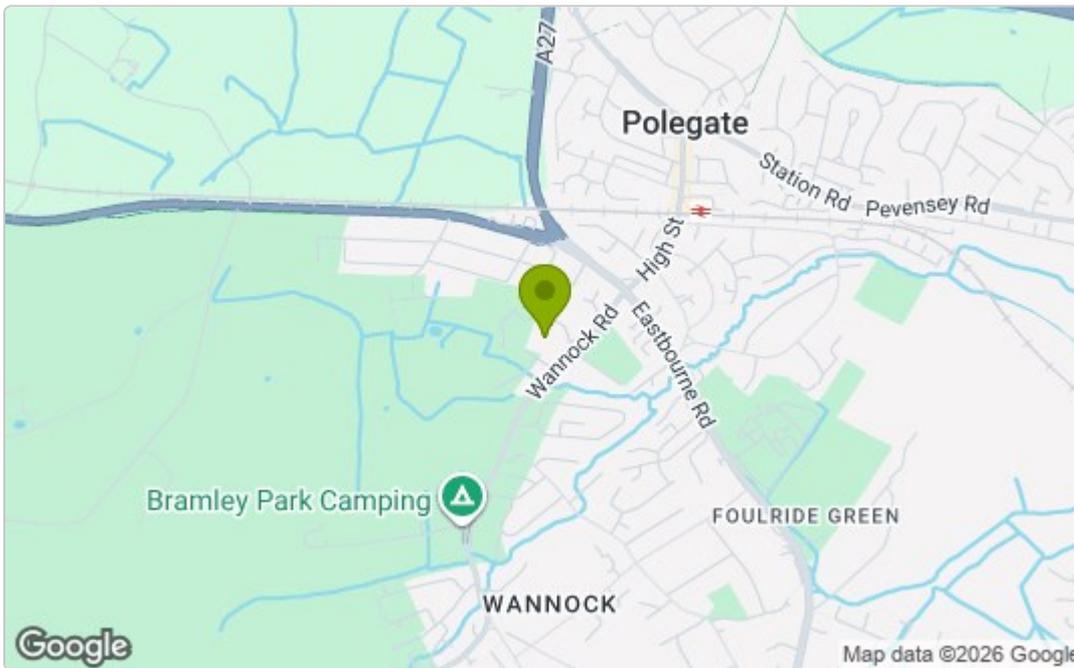
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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

# Floor Plan

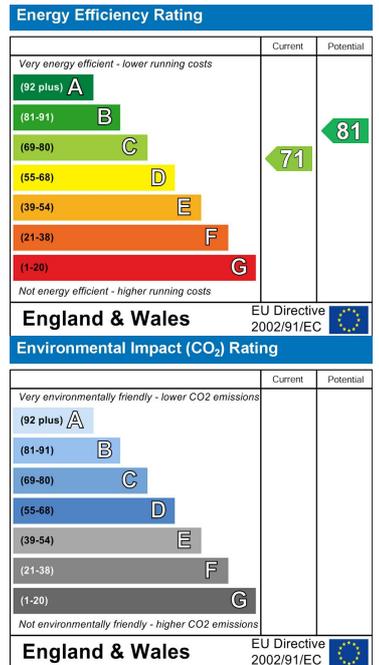


GROSS INTERNAL AREA  
 TOTAL: 138 m<sup>2</sup>/1,491 sq.ft  
 FLOOR 1: 75 m<sup>2</sup>/812 sq.ft, FLOOR 2: 63 m<sup>2</sup>/679 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



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.