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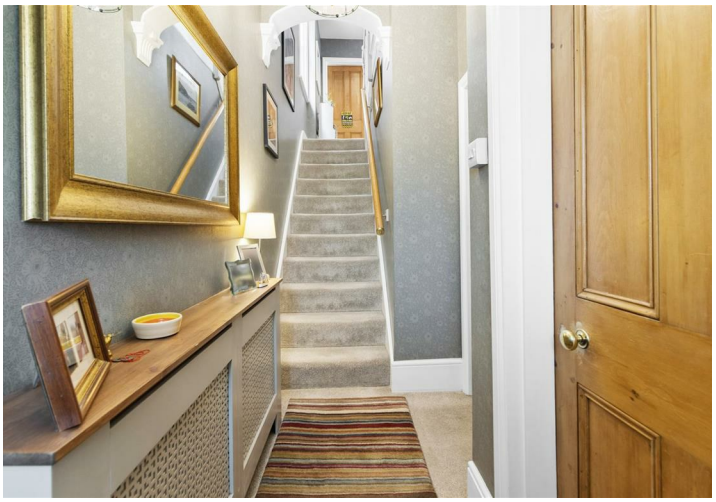
13 St. Johns Road, Polegate, East Sussex, BN26 5BN
Asking Price £415,000 Freehold

An extremely well presented THREE BEDROOMED SEMI DETACHED VICTORIAN HOME, located in heart of Polegate, being within just a short walk from local shops, bus services and a mainline railway station. This character bay fronted home is considered to be in very good decorative order and is offered with the benefit of gas fired central heating and double glazing to the majority of the windows. Features include two separate reception rooms, fitted kitchen, off road parking for two cars and a delightful established walled rear garden. Internal viewing is highly recommended. EPC=D.



The property occupies a most convenient central location within Polegate, being within walking distance of local shops, Polegate's mainline railway station and Polegate school. Bus services serve the local area and Eastbourne's town centre is approximately five miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** VICTORIAN HOME IN THE HEART OF POLEGATE * EXTREMELY WELL PRESENTED * THREE BEDROOMS * TWO RECPETION ROOMS * FITTED KITCHEN * APPROVED PLANNING PERMISSION FOR A LOFT CONVERSION TO CREATE A FURTHER BEDROOM AND BATHROOM * ESTABLISHED WALLED REAR GARDEN * DRIVEWAY PARKING FOR TWO CARS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING TO THE MAJORITY OF THE WINDOWS * INTERNAL VIEWING HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Door opening to:

Porch
Having tiled floor and front door opening to:

Entrance Hall
Stairs to first floor, radiator with decorative cover, decorative ceiling rose and coving.

Sitting Room
15'7 max x 12'10 max (4.75m max x 3.91m max)
(15'7 max into bay x 12'10 max including depth of chimney breast)
Attractive bay fronted room, fireplace with fitted wood burner, radiators with decorative covers, attractive ceiling rose and decorative coving, fitted shelving, picture rail, double glazed sash windows to bay.

Dining Room
12'10 x 12'7 max (3.91m x 3.84m max)
Bespoke floor to ceiling built in cupboards with storage for coats and shoes, fitted shelving, attractive ceiling rose and picture rail, radiator with decorative cover, outlook to rear.

Kitchen
15'2 max x 8'5 max (4.62m max x 2.57m max)
(Maximum measurements include depth of fitted units)
Double aspect room, range of base units, worktop with inset one and a half bowl ceramic sink unit, wall mounted cupboard and shelving, wall mounted cupboard housing Worcester gas fired boiler, Rangemaster cooker with Smeg extractor fan over, Bosch integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, understairs cupboard housing electric meter and consumer unit, tiled floor, downlighters, door to rear garden.

Stairs from entrance hall rising to:

Split Level Landing
Two windows to side, radiator with cover, access to roof space with fitted ladder.

Bedroom 1
12'11 x 11'10 (3.94m x 3.61m)
Fireplace with cast iron inset, two built in wardrobes, outlook to front, double glazed sash window. Loft hatch to second roof space (We have been informed that there is approved planning permission for the conversion of the roof space to create an additional bedroom and bathroom, further information is available on request)

Bedroom 2
12'10 x 10'6 (3.91m x 3.20m)
Fireplace with cast iron inset, radiator, outlook to rear.

Bedroom 3
8'8 x 6'6 (2.64m x 1.98m)
(6'6 extending to 11'6 into door recess)
Radiator, outlook to rear.

Bathroom
Bath with mixer and shower over, shower curtain, pedestal wash hand basin, low level wc, chrome effect heated towel rail, tiled walls.

Driveway Parking
For approximately two cars, situated at the front of the property.

Rear Garden
Attractive walled rear garden, considered to be a feature of the property having a level lawned area flanked by borders with a variety of established shrubs providing a good degree of privacy, Summerhouse, outside tap, outside power point, gate to side.

COUNCIL TAX BAND:
Council Tax Band - 'C' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.



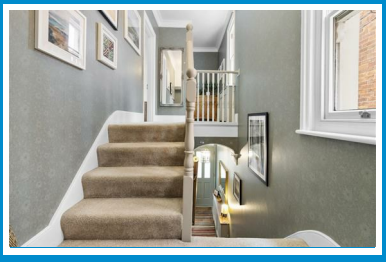


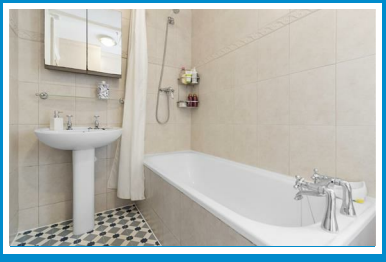



WIMBLEDON







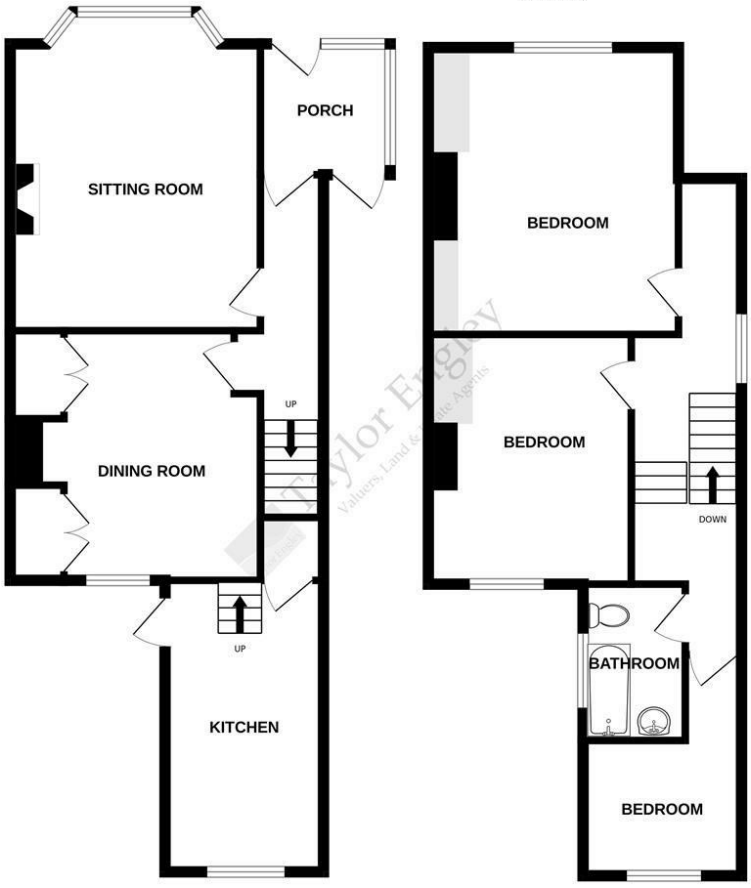






GROUND FLOOR

1ST FLOOR



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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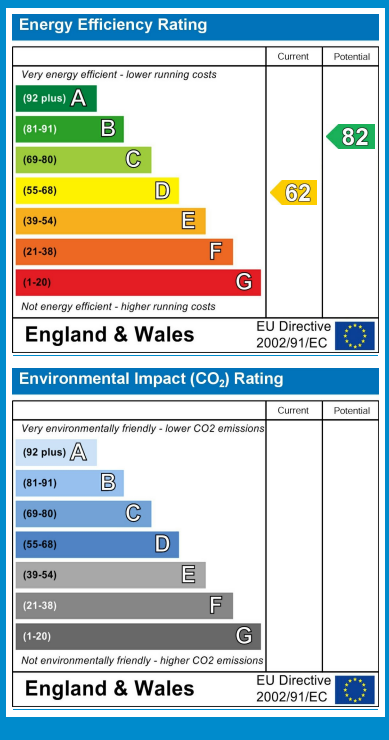

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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