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Taylor Engley



51 Barons Way, Polegate, East Sussex, BN26 5JJ

Price £285,000 Freehold

A three bedroom semi detached house benefiting from gas fired central heating and sealed unit double glazing. The property that offers a 22'7" living room and double glazed conservatory is situated in a sought after location being within easy reach of Polegate railway station, shops, schools and the park. EPC = D

The accommodation comprises:

UPVC ENTRANCE PORCH

Door to:

ENTRANCE HALL

Smoke alarm, radiator, telephone point, understairs storage cupboard, meter cupboard.

LIVING ROOM

22'7" x 11'11" (6.88 x 3.63)

(11'11" measurement narrows to 8'2" in the dining area). Two radiators, double aspect with windows to front and patio doors to rear, gas fire with surround, television point, telephone point, patio doors to:

UPVC CONSERVATORY

15'3" x 8'7" (4.65 x 2.62)

Door to rear garden.

KITCHEN

10'2" x 8'10" (3.10 x 2.69)

Range of wooden fronted cupboards and drawers with working surfaces over, one and a half bowl sink unit with mixer tap, part tiled walls, wall mounted gas boiler, built-in gas oven and grill, built-in gas hob with extractor hood over, door to conservatory.

From the entrance hall stairs rise to the first floor landing with hatch to loft space and smoke alarm.

BATHROOM

Beige suite comprising low level w.c, pedestal washbasin, coner bath with mixer tap and shower attachment, radiator, window to rear.

BEDROOM ONE

11'2" x 12'0" (3.40 x 3.66)

Radiator, TV point, window to front.

BEDROOM TWO

11'2" x 10'2" (3.40 x 3.10)

Radiator, window to rear, airing cupboard housing hot water cylinder, window to rear enjoying Downland views.

BEDROOM THREE

7'8" x 6'2" (2.34 x 1.88)

Radiator, window to front.

OUTSIDE

Front - laid to lawn, mature tree. Rear - laid to lawn, fenced surround, mature shrubs and trees, timber shed.

GARAGE

MEASUREMENT NOTE

NB. For clarification, we wish to inform prospective tenants 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. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

BROADBAND AND MOBILE PHONE

CHECKER:

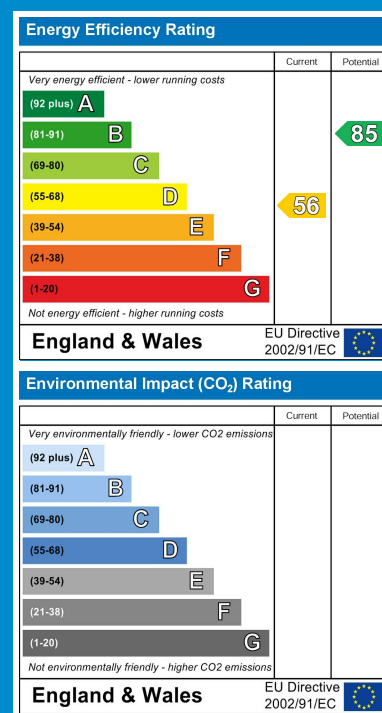
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band C.

FOR CLARIFICATION:

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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

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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