




This well cared for and maintained three bedroom semi-detached property with parking is being sold CHAIN FREE and is situated just off of Polegate High Street and within close proximity to the train station. The property benefits from having a driveway and large rear garden, views from the front of the property to the South Downs and although would benefit from some cosmetic updating has modern double glazing throughout and gas central heating via updated gas boiler. Polegate High Street offers a variety of local shops with the village Co-op being within easy reach, cafes and restaurants and easy access for road links and the train station. The railway line offers direct links to London Victoria, London Bridge, Gatwick, Brighton and Lewes. The principle reception room is a double aspect through lounge and diner measuring 21ft in length. The kitchen is spacious and well equipped and has been fitted with bespoke oak units with integrated appliances and opens into the lean to conservatory at the rear. The rear garden extends to approx. 80ft at the rear, is paved for easy maintenance and has out buildings for ample storage. Upstairs are three good sized bedrooms, a modern shower room and loft access. The views from the first floor are particularly lovely across to the South Downs. There is a garage in an adjacent block which is available under separate negotiation and do ask for more information on this if of interest.

Guide Price £325,000

Tenure Freehold | Council Tax Band- C

 Surridge Mison
ESTATES



66 Gilda Crescent, Polegate, BN26 6AW

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Entrance Porch- Double glazed door to front. Double glazed windows to side. Tiled flooring.

Entrance Hall- Double glazed opaque door to front. Tiled flooring and understairs storage.

Lounge/Diner - 6.43m x 3.61m (21'1" x 11'10")- Double aspect room with double glazed windows to front and rear with views over The South Downs. Fireplace with fitted gas fire. Carpeted. Two radiators and TV point.

Kitchen - 4.62m x 3.1m (15'2" x 10'2")- Double aspect room with two double glazed windows to side and rear and double glazed door to conservatory. Partially tiled walls and laminate flooring. Inset ceiling LED lights. Tall ladder style radiator. Built in understairs cupboard. Fully fitted with a range of bespoke Oak wall and base units housing integral dishwasher, washing machine, microwave and eye level double electric oven. Space for American style fridge/freezer. Granite black work surfaces and upstands with inset 4 burner electric hob with brushed stainless steel splashback and fitted cooker hood, and inset stainless steel sink and unit.

Conservatory - 6.07m x 1.83m (19'11" x 6'0")- UPVc. Double glazed French doors leading to rear garden. Vinyl flooring. Radiator.

First Floor Landing- Double glazed window to front with views towards The South Downs. Airing cupboard. Loft access with fitted ladder.

Bedroom One - 3.61m x 3.28m (11'10" x 10'9")- Double glazed window to rear. Radiator.

Bedroom Two - 3.61m x 3m (11'10" x 9'10")- Double glazed window to front with views. Radiator.

Bedroom Three - 3.1m x 2.31m (10'2" x 7'7")- Double glazed window to rear. Radiator.

Shower Room- Double glazed opaque window to side. Fully tiled walls and tiled flooring. Inset ceiling lights. Chrome towel rail. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin, bidet and W.C.

Front Garden- Flower beds and borders. Trees and shrubs.

Driveway

Rear Garden- Large rear garden, paved with raised flower beds and borders. Wooden pergola. Fencing surrounds with gated side access. Summerhouse and two sheds.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENERGY RATING TBC

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



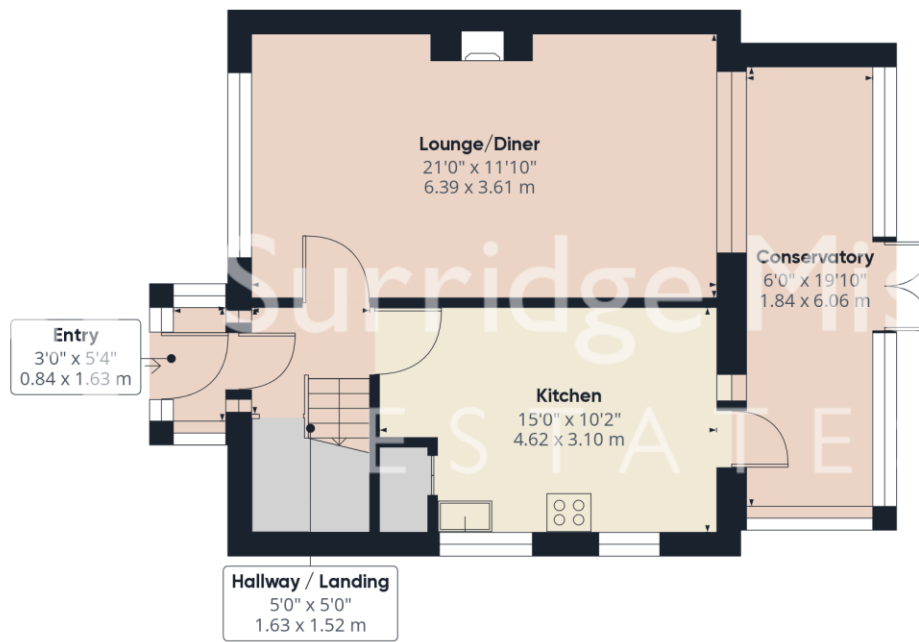
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Floor 0

Approximate total area⁽¹⁾

1031.72 ft²
95.85 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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