



ESTATE AGENTS

18, Spurway Park, Polegate, BN26 5DQ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £490,000

PCM Estate Agents are delighted to present to the market this MODERN DETACHED THREE BEDROOM FAMILY HOME tucked away in a quiet cul-de-sac location, just a short stroll from Polegate high street and railway station, offering convenient links to London, a vast range of amenities within the Village itself and popular schooling establishments.

Step inside to be greeted by a spacious entrance hall, DOWNSTAIRS WC/ UTILITY ROOM, L shaped living room being open plan to the CONSERVATORY and having views and access onto the LEVEL FAMILY FRIENDLY GARDEN. There is also an IMPRESSIVE OPEN PLAN MODERN KITCHEN-DINING ROOM to the ground floor, being well-equipped with a variety of INTEGRATED APPLIANCES, a pleasant outlook and access onto the garden. Upstairs, the landing provides access to THREE BEDROOMS and a family bathroom. Benefits including modern comforts such as gas fired central heating and double glazing.

The property also has a DETACHED DOUBLE GARAGE and DOUBLE DRIVEWAY providing OFF ROAD PARKING for two vehicles side by side. The aforementioned FAMILY FRIENDLY GARDEN offers a patio, section of lawn, planted borders and offers plenty of practical space for families with children or simply the garden enthusiast.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Spacious and welcoming with stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, wood effect LVT flooring, telephone point, doors opening to:

LIVING ROOM

19'7 max x 15'2 max narrowing to 10'3 (5.97m max x 4.62m max narrowing to 3.12m)

Inset down lights, coving to ceiling, television point, wall mounted electric fire, three radiators, double glazed leaded light windows to front aspect, double opening to conservatory with views through to the greenery of the garden beyond.

CONSERVATORY

10'6 max x 9'4 (3.20m max x 2.84m)

UPVC construction, power points and lighting, double glazed windows to side and rear elevations, double glazed French doors opening onto the garden.

IMPRESSIVE OPEN PLAN KITCHEN-DINING ROOM

21'9 x 12' (6.63m x 3.66m)

Coving to ceiling, down lights, two radiators, continuation of the wood effect LVT flooring, double glazed windows and French doors to rear aspect allowing for a pleasant outlook and access onto the garden. Modern and newly fitted with a range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over with tiled splashbacks, resin one & ½ bowl drainer-sink with mixer tap, electric induction hob with extractor over, waist level double oven oven with grill, integrated dishwasher and tall fridge freezer. The feature of the kitchen is the island breakfast bar which offers additional storage space and a practical seating area, pendant feature hanging lighting, down lights, space for a large dining table with space for entertaining or for family meals.

DOWNSTAIRS WC/ UTILITY

7'7 x 6'7 (2.31m x 2.01m)

Continuation of the wood effect LVT flooring, wall mounted ladder style heated towel rail, part tiled walls, wall mounted boiler, space and plumbing for washing machine and tumble dryer, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, double glazed obscured glass window to side aspect.

FIRST FLOOR LANDING

With half-landing having large picture window to front aspect allowing lots of light to flood into the landing and entrance hall. To the main landing there is a large airing cupboard, coving to ceiling, down lights.

BEDROOM

12' x 11'9 (3.66m x 3.58m)

Measurement excludes recess for wardrobes,. Fitted wardrobes with mirrored sliding doors, coving to ceiling, dado rail, radiator, double glazed window to rear aspect having lovely views onto the rear garden and beyond to a small wooded area and fields.

BEDROOM

11'4 x 8'9 (3.45m x 2.67m)

Two built in wardrobes, coving to ceiling, dado rail, radiator, double glazed window to rear aspect having lovely views onto the garden and beyond to a small wooded area and fields.

BEDROOM

8'5 x 8'2 (2.57m x 2.49m)

Loft hatch providing access to loft space, coving to ceiling, radiator, access to eaves storage spanning the width of the property, double glazed window to front aspect with pleasant views onto the street.

BATHROOM

P shaped panelled bath with glass shower screen, chrome mixer tap and shower over bath, concealed cistern dual flush low level wc with vanity enclosed wash hand basin to side and chrome mixer tap, shaver point, extractor for ventilation, part tiled walls, vinyl flooring, ladder style heated towel rail, shaver point, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

Double driveway providing off road parking for two vehicles side by side, paved front garden with planted borders having established shrubs.

REAR GARDEN

Level and family friendly, offering plenty of outdoor space for families or for the garden enthusiast. The garden is mainly laid to lawn with a patio abutting the property, established planted borders, fenced boundaries, gated access to front, personal door to the double garage, outside lighting, further area of patio behind the garage and wrapping round the side elevation, wooden shed, outside water tap, outside lighting. The patio offers additional space for entertaining, barbequing and eating al-fresco.

GARAGE

17'3 x 17'1 (5.26m x 5.21m)

Double up and over door, power and light, personal door to garden.

AGENTS NOTE

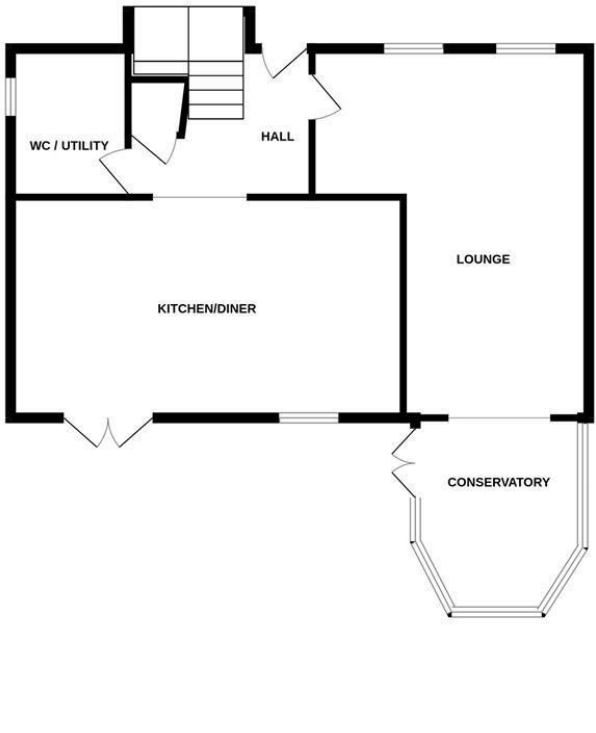
Under the Estate Agency Act 1979 we hereby advise that the owner of this property is related to a member of staff at PCM Estate Agents.



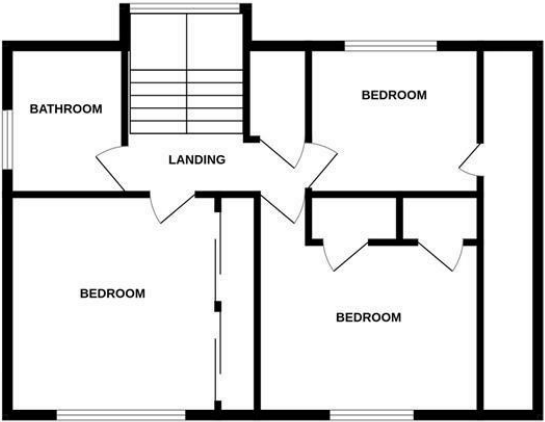




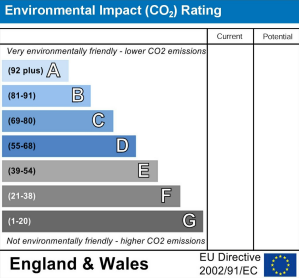
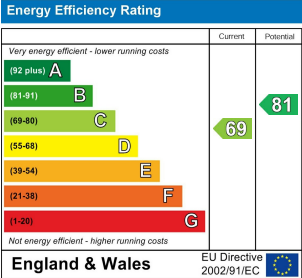
GROUND FLOOR



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.
Made with Metropix ©2025



PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.