



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## £295,000



### 44 Cornflower Crescent, Polegate, BN26 6GE

Modern, immaculate and pristine home recently built in 2019 boasting two double bedrooms, underfloor heating with engineered oak flooring throughout the ground floor, generous rear garden, allocated parking space, solar panels and a ground floor WC. Further benefits include a contemporary fitted kitchen with integral appliances and a modern bathroom with rainfall shower. Early viewing comes highly recommended to avoid disappointment!

## 44 Cornflower Crescent, Polegate, BN26 6GE

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### Main Features

- Immaculately Presented Polegate Terraced House
- 2 Bedrooms
- Ground Floor Cloakroom
- Open Plan Lounge/Fitted Kitchen With Integral Appliances
- Modern Bathroom/WC
- Double Glazing
- Underfloor Heating With Engineered Oak Flooring Throughout The Ground Floor
- Solar Panels
- Patio & Lawned Rear Garden

### Entrance

Storm porch with lighting. Entrance door to -

### Hallway

Underfloor heating. Engineered oak flooring.

### Ground Floor Cloakroom

Underfloor heating. Heated towel rail. Low level WC. Wash hand basin. Extractor fan. Double glazed window to front aspect.

### Open Plan Lounge/Fitted Kitchen

20'0 x 14'2 (6.10m x 4.32m )

Underfloor heating throughout. Engineered oak flooring. Understairs storage cupboard. Double glazed sliding doors to garden.

### Kitchen Area:

Range of fitted wall and base units with under unit lighting. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric induction hob with electric oven under. Extractor cooker hood. Integral fridge/freezer, dishwasher and washing machine.

### Stairs from Ground to First Floor Landing:

Airing cupboard housing boiler. Loft access (not inspected).

### Bedroom 1

14'3 x 9'4 (4.34m x 2.84m )

Radiator. Fitted wardrobe. Two Double glazed windows to front aspect.

### Bedroom 2

14'4 x 8'2 (4.37m x 2.49m )

Radiator. Double glazed window to rear aspect.

### Modern Bathroom/WC

Modern suite comprising panelled bath with rainwater shower head, handheld shower head and retractable glass screen. Low level WC with hidden cistern. Wash hand basin with mixer tap. Heated towel rail. Shaver point. Extractor fan. Tiled walls and floor.

### Outside

Front: Path to the front door with pebble border adjoining the house.

Rear Garden: Fenced boundaries with gate for rear access. Laid to pavers and lawn area. Raised planted sleepers.

### Other Details

Owned solar panels.

### AGENTS NOTE:

Estate Charge:- £185.10 paid half yearly.

EPC = B

Council Tax Band = C

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.