



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!

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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