TOWN PROPERTY

01323 412200

Freehold

4 Bedroom | 1 Reception | 2 Bathroom

£400,000

20 Cornflower Crescent, Polegate, BN26 6GE

*** GUIDE PRICE £400,000 - £415,000 ***
This beautifully presented semi detached four bedroom home offers spacious, flexible living in a highly sought after Polegate location, ideal for modern family life. The welcoming entrance hall features underfloor heating that continues throughout the ground floor. At the centre of the home is a bright and expansive open-plan kitchen/dining/lounge area, with sliding doors leading directly to the rear garden for effortless indoor-outdoor living. The contemporary new (2024) Wren kitchen includes integrated appliances, ample storage, a central island and a walk-in pantry. The lounge area features an electric fireplace, ceiling speakers, and a media wall, while a separate playroom/study (former garage) provides valuable additional space. Upstairs, the main bedroom enjoys a private en-suite shower room/WC, complemented by three further well proportioned bedrooms and a stylish family bathroom. Outside, the property offers off road parking for two vehicles. The South Westerly facing enclosed rear garden is low-maintenance and well presented, with a generous patio and steps leading to a level artificial lawn, perfect for family use and outdoor dining. Timber fencing provides privacy and the garden enjoys a pleasant open aspect. This home combines modern comfort with practical amenities, making it an excellent choice for families seeking a well connected and contemporary property.

Freehold

20 Cornflower Crescent, Polegate, BN26 6GE

£400,000

Main Features

- Well Presented 4 Bedroom Semi Detached House In Polegate
- Made To Measure Blinds Throughout
- Engineered Oak Flooring With Underfloor Heating
- Solar Panels Direct To Fuse Board
- New Wren Kitchen With Integrated Appliances & Island With Seating Area And Walk-in Pantry
- Ground Floor Cloakroom/Utility Room
- En-Suite Shower Room/WC & Modern Family Bathroom/WC
- Playroom/Study (Part Converted Garage)
- South West Facing Split Level Rear Garden Laid To Patio & Lawn
- Off Road Parking

Entrance
Double glazed door to -

Entrance Hallway
Understairs cupboard. Underfloor heating.

Ground Floor Cloakroom/Utility Room
Low level WC. Wash hand basin with cupboards under. Plumbing & space for washing machine & tumble dryer. Extractor fan. Double glazed window to front.

Playroom/Study (part of former garage)
10'6 x 9'10 (3.20m x 3.00m)
Electric radiator. Inset spotlights.

Open Plan Living Area/Fitted Kitchen
19'7 x 19'4 (5.97m x 5.89m)
6m Media wall with electric fire, spotlights and LED lights. Speakers inset into ceiling. Underfloor heating. Double glazed sliding doors to rear garden.

Fitted Kitchen - Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset induction hob and extractor cooker hood. 'Eye' level oven and microwave. Integrated fridge/freezer. Walk-in pantry. Integrated bin and waste disposal. Inset spotlights. Island.

Stairs from Ground to First Floor Landing:
Airing cupboard housing a boiler. Double glazed window to the side aspect.

Bedroom 1
14'4 x 10'1 (4.37m x 3.07m)
Radiator. Built-in wardrobes. Double-glazed window to the rear. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Shaver point. Heated towel rail. Mirror. Extractor fan.

Bedroom 2
12'5 x 10'0 (3.78m x 3.05m)
Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 3
10'0 x 9'7 (3.05m x 2.92m)
Radiator. Double glazed window to front aspect.

Bedroom 4
9'11 x 7'0 (3.02m x 2.13m)
Radiator. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer taps, shower over and shower screen. Low level WC. Wash hand basin with mixer tap and cupboard under. Shaver point. Part tiled walls. Extractor fan. Heated towel rail.

Outside
Split level rear garden laid to patio and lawn with fenced boundaries and side access.

To the front is off road parking that leads to the remainder of the garage.

EPC = B

COUNCIL TAX BAND = D

AGENTS NOTE:
Maintenance Fee:- £181.82 paid half yearly.

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.