



TOWN PROPERTY



01323 412200

Freehold



4/5 Bedroom



1 Reception



2 Bathroom

£425,000



26 Birch Road, Polegate, BN26 6GJ

A spacious and well presented 4/5 bedroom detached house offering versatile family accommodation, a generous garden and a modern open plan living space. The property features 4 double bedrooms, with a study/occasional 5th bedroom on the ground floor, providing an ideal option for those working from home or requiring flexible additional accommodation. The master bedroom benefits from en-suite facilities and there is also a modern family bathroom/WC. At the heart of the home is a stylish open-plan kitchen/breakfast area, which flows seamlessly around into the living room, creating a bright and sociable space that is perfect for both everyday family life and entertaining. Outside, the property benefits from a large garden, offering plenty of space for children, outdoor dining and relaxation along with a garage and 2 further parking spaces. Viewing highly recommended.



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Polegate, BN26 6GJ

£425,000

Main Features

- Spacious & Well Presented
4/5 Bedroom Detached
House
- Versatile Family
Accommodation With
Flexible Living Options
- 4 Generous Double
Bedrooms
- Ground Floor Study With
Occasional 5th Bedroom
Potential
- Stylish Open Plan Kitchen &
Breakfast Area
- Spacious Open Plan
Lounge/Dining Room
- Modern Family
Bathroom/WC & En-Suite
Facilities To The Master
Bedroom
- Large Garden With Excellent
Outdoor Space
- Garage Plus 2 Further
Parking Spaces
- Viewing Highly
Recommended To
Appreciate The Space

Entrance
uPVC door to -

Hallway
Understairs cupboard.

Study
10'8 x 8'7 (3.25m x 2.62m)
Radiator. Laminate flooring. Double glaze window to front aspect.

Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap.

Open Plan Lounge/Dining Room
16'0 x 14'0 (4.88m x 4.27m)
Double glazed windows to rear & side aspects. French doors to rear garden.

Dining Area
10'8 x 9'6 (3.25m x 2.90m)
Radiator. Double glazed windows and French doors to rear garden.

Fitted Kitchen
14'1 x 10'8 (4.29m x 3.25m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and double oven under. Extractor cooker hood. Breakfast bar. Integrated fridge/freezer, washing machine and dishwasher.

Stairs from Ground to First Floor Landing:
Airing cupboard housing boiler. Loft access (not inspected).

Bedroom 1
12'1 x 10'10 (3.68m x 3.30m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Wall mounted wash hand basin. Low level WC with concealed cistern. Frosted double glazed window.

Bedroom 2
13'11 x 8'9 (4.24m x 2.67m)
Radiator. Double glazed window to front aspect.

Bedroom 3
10'5 x 8'9 (3.18m x 2.67m)
Radiator. Double glazed window to rear aspect.

Bedroom 4
10'10 x 9'2 (3.30m x 2.79m)
Radiator. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap & shower attachment. Wall mounted wash hand basin. Low level WC with concealed cistern. Frosted double glazed window.

Outside
Rear Garden: Laid to lawn and patio with path leading to the garage.

Front Garden: Laid to lawn with low hedges and path leading to entrance door.

Parking
Garage to the side of the house with tandem parking space in front and further parking space adjacent to the house.

EPC = B

Council Tax Band = E

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.