



63 Pevensey Road, Polegate, East Sussex BN26 6HP



A spacious extended semi-detached family home, with an amazing open plan kitchen and dining area, as well as further reception rooms, this property is ideal for entertaining and provides flexible accommodation. Situated on the outskirts of Polegate it is in a prime location just a 2 minute drive from the High street with its host of shops and the mainline train station, this location also provides excellent links on the roads and well connected bus routes.

- HALLWAY
- LOUNGE
- HALL BETWEEN
- RECEPTION ROOM
- KITCHEN/DINING AREA

- LAUNDRY ROOM
- INTEGRAL GARAGE
- FIRST FLOOR**
- LANDING
- PRINCIPAL BEDROOM

- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- SEPARATE W.C
- BATHROOM



Description

AP Estate Agents are proud to present this wonderful semi-detached family home, extended to create flexible and generous accommodation. Providing a huge kitchen with a large Island unit and breakfast bar as well as space to dine, a large through lounge dining room, there is also another room which could be used for a variety of purposes, currently a children's play room but it could be an office, cinema room, hobby room, or even another bedroom if required due to having an adjacent separate toilet. Viewing is highly recommended to immerse yourself in the potential this property has to offer.

INSIDE THE PROPERTY

There is a porch on the front of the property providing useful storage for coats and shoes, the front door leads into a HALLWAY with stairs leading to the first floor. Internal access to the GARAGE can be found from the hallway, it has power, lighting, an electric operated roller shutter door and been fitted out with comprehensive shelving options. The rear section of the garage has been converted to a UTILITY ROOM; fully functional with PIR lighting and containing a good range of wall and base units, there is generous worktop space, space for a fridge freezer, a sink, plumbing for a washing machine and dryer. THE LOUNGE is a great size with a log burning stove in a brick hearth and timber surround, alcove shelving and a feature bay window. An archway takes you through to the second half of the room which could be used as a dining area, but alternatively has two long areas of wall for display cabinets or a piano. A single glazed door leads through into a lobby area where you will find a SEPARATE WC and a door to a further RECEPTION ROOM; currently used as children's play room, it has potential for a variety of different uses and overlooks the rear garden. The KITCHEN undoubtedly has the wow factor as soon as you walk into the room, finished in a sage green with butcher block style worktops, a huge Island unit and ceiling lantern, with the backdrop of bi-fold doors out to the garden. There is an extensive range of wall and base units, drawers, integral bins. A "one of a kind" light features above the Island, which doubles up as a large breakfast bar and preparation area, it also houses the sink with a retractable mixer head and dishwasher below. Fitted rangemaster with 2 ovens a grill and 5 ring gas hob, additional hotplate and matching extractor above, space for American style fridge freezer.

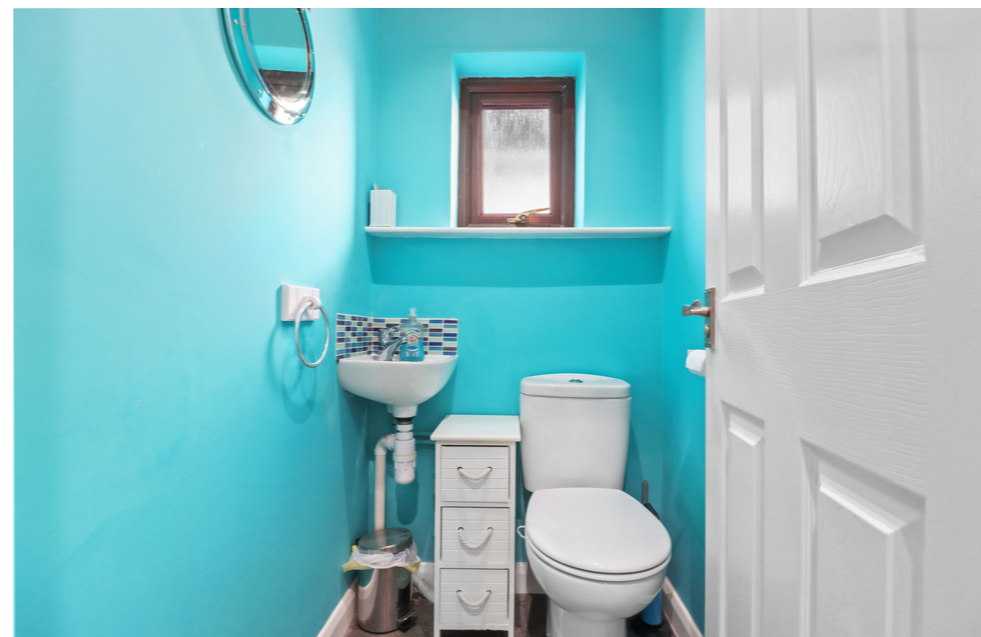
UPSTAIRS

The stairs lead up to the first floor and split with a half landing, to one side you have BEDROOM 3 with an interesting raised floor halfway across the room, built in wardrobe and an internal window giving light to the stairwell. SEPARATE W.C is situated between this bedroom and BEDROOM 4, which is a single and overlooks the rear garden. The opposite side of the landing has access to the loft (which is partially boarded and light) and provides access to the remaining rooms. The FAMILY BATHROOM consisting of a deep panel bath, stand alone curved shower enclosure, electric shower unit, countertop washbasin with cupboards below, W.c, heated chrome towel rail and built in storage cupboards. BEDROOM 2 is a double and overlooks the rear garden. The PRINCIPAL BEDROOM with a full wall of wardrobes containing both hanging and shelving options overlooking the front of the property.

OUTSIDE

The front of the property is visually attractive with twin tile hung gables, bay window, integral porch and a roller shutter garage door. The driveway has been tarmacked and provides comfortable parking for at least two vehicles. THE REAR garden has an area of patio abutting to the house which leads onto lawn with a second patio at the rear, there is a outbuilding that has a pitched roof and is timber and concrete construction, it has a tiled floor with power and lighting, the boundary has mainly mature shrubs around the perimeter.





SERVICES: Mains gas central heating, water, electric and drainage.

COUNCIL TAX: Band D - Wealden £2,359 per year

LOCATION

Polegate is a well renowned town having the advantage of a mainline station at its heart from which you can get to London, Gatwick and Ashford channel tunnel very easily, along with a large car park, making it an excellent choice for commuters. The High street has a variety of shops with the convenience of Morrisons and Co-Op express stores as well as one stop shops catering for your daily shopping needs. There are several places to eat with the Horse and Groom being the most obvious but also smaller eateries and take away Chinese, Indian, Fish and chips, and Kebabs to choose from. Manor park medical care and a couple of well known pharmacies provide medical assistance as well as opticians and dentists nearby.

There are two main schools in closest proximity with a primary school in the town and a secondary school in Willingdon less than 2 miles away.

Other notable locations close by are Willingdon golf club providing access onto the South Downs National park, Eastbourne District General Hospital is within 4 miles and Hampden Park, a lovely area to enjoy walks through formal gardens with a large pond in its center that is home to a variety of guinea fowl. Other attractions within the park is an indoor and outdoor Bowling center, Tennis club, Skate park, Playing fields and Tea rooms. Eastbourne town center is only 5 Miles with its comprehensive range of shops and The Beacon shopping center with cinema.

Hastings (18 miles), Brighton (25 miles), Royal Tunbridge Wells (30 miles), Gatwick airport (41 miles)

DIRECTIONS

What3words///leaps.body.studio

Local Authority: Wealden

Services (not checked or tested): Mains Gas and Drainage

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: D

£450,000

Viewings

Strictly by Appointment Only





Disclaimer:

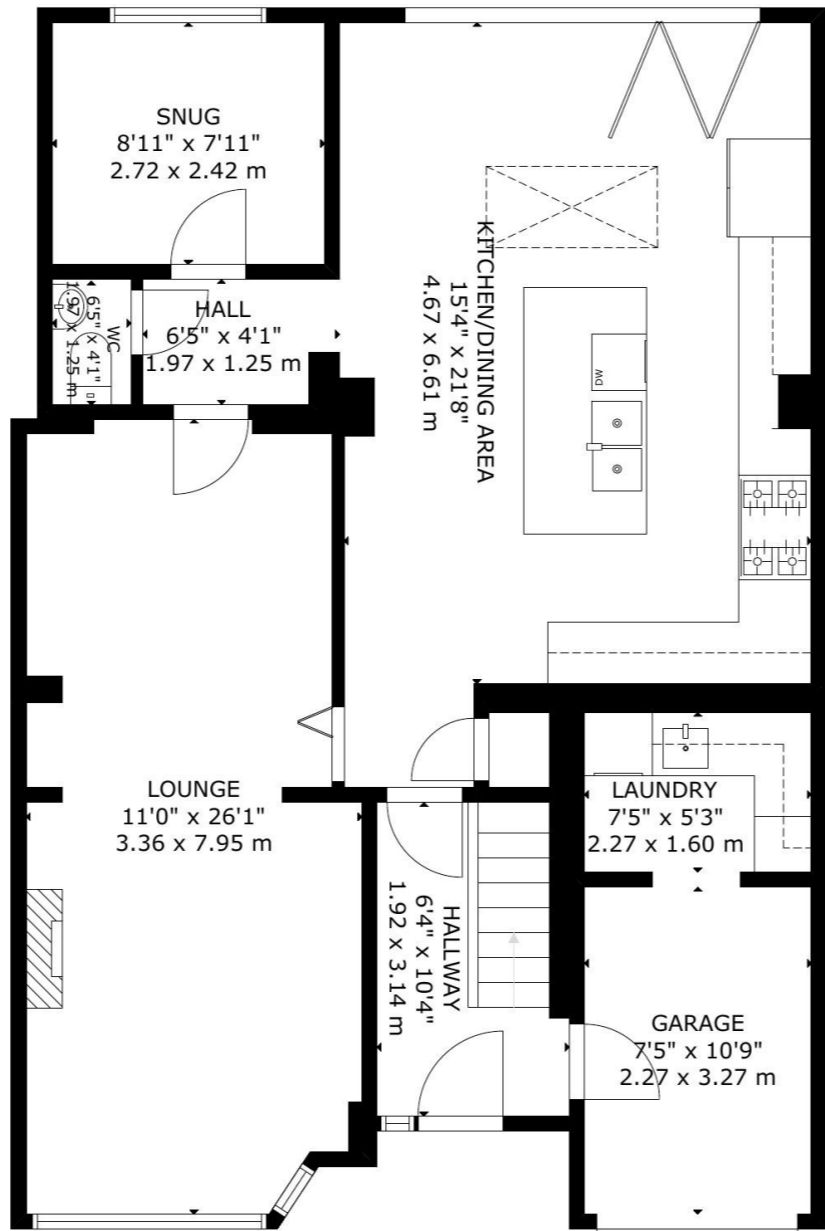
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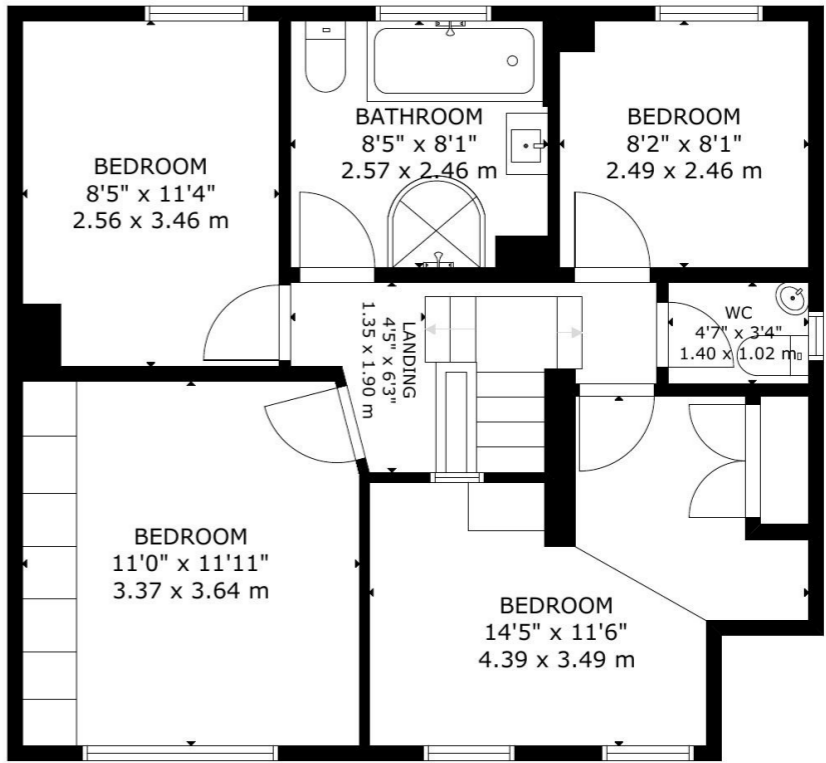
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 1,422 sq.ft
 FLOOR 1: 823 sq.ft, FLOOR 2: 599 sq.ft
 EXCLUDED AREAS: GARAGE: 122 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

