



7 Brightling Road, Polegate, East Sussex BN26 5DB



This five bedroom family home definitely has the wow factor and is offered chain free. Having undergone extensive modernisation, as well as being extended up and out, all the work to this property has been completed to an exceptionally high standard and includes luxury fixtures and fittings throughout. The accommodation also offers three bathrooms, a huge open plan kitchen, living and dining area, walk in pantry, as well as a separate study and utility room. The outside space is equally as impressive, with a block paved driveway and rear patio area, and a 120ft rear garden with a trickling stream at the bottom. Viewing is highly recommended to fully appreciate all this stunning property has to offer.

Description

AP Estate Agents is very proud to present this amazing opportunity to own a fully refurbished and modernised 5 double bedroom + study + 3 bathroom family home in Polegate. Reimagined by London developers, who have been featured on Homes under the Hammer, they have brought with them a style of design and functionality that you don't often find in projects around this area, there is so much attention to detail it is hard to know where to begin.

INSIDE THE PROPERTY

As you enter into the property you are welcomed by a PORCH which leads into a long hallway with stylish grey flooring which has been laid throughout the entire ground floor – it is quite striking against freshly decorated walls and solid oak doors.

The huge LIVING AREA has anthracite Bi-fold doors stretching the entire width which provides a beautifully framed uninterrupted views up the garden. Designed to be the hub of the home this space is your kitchen, dining and living room all in one impressive space. The KITCHEN is up-to-the-minute design finished in a dove grey colour with beautiful quartz worktops, it really stands out with dark grey metro tile splash backs and endless amount of preparation area. Appliances include a brand-new built-in BOSCH double oven and BOSCH microwave as well as an integrated dishwasher, tall fridge freezer, 5 ring gas hob (with extractor above) and a butler style 1.5 bowl sink. An amazing feature of the room is a hidden room within the units that leads you into a fantastic walk-in pantry. There are a couple of tower radiators throughout the room and a huge skylight with LED display that floods the room with light, in this room you will also find a stylish grooved panel entertainment wall designed to accommodate a wall hung TV.

The UTILITY ROOM, furnished with a generous array of storage units, boiler and space for both washing machine and dryer beneath a stylish quartz worktop with inset stainless steel butler sink. There is a door that leads out to the side of the property and an archway into the most versatile room ever. This space could be used as a single bedroom but maybe more useful as an office/study, ironing room or even pet's room.

The PRINCIPAL BEDROOM, is on the ground floor and a great size double featuring a walk through dressing room and EN SUITE, with a walk in shower, W.C, washbasin unit with storage below and a chrome towel rail. BEDROOM 2 and 3 can also be found downstairs, both are double bedrooms with views over the front of the property. Bedroom 3 also features a walk in wardrobe.

The family BATHROOM on the ground floor contains a new bathroom suite comprising of a "L" shaped bath with shower above, with both drenching head and separate hand-held fitment, and a useful alcove made in the wall for all the lotions, a W.C, wash basin unit with storage below and heated touch sensitive mirror above, as well as a heated chrome towel rail.

Within the main hallway are the stairs to the first floor. The grooved panelling as seen on the entertainment wall has been used on the stairs as a feature wall and to hide an understairs cupboard.

Brand-new carpets line the route upstairs with a glass panelled gallery at the top, a well positioned Velux window and tall mirrored radiator creates a light, bright area in the stairwell and on the landing.

BEDROOM 4 is a good size double and BEDROOM 5 also a generous double with an interesting alcove that could be used as walk-in wardrobe, study area or perhaps something more inventive. Both bedrooms feature views over the rear garden and it is possible to see the South Downs in the distance.

The upstairs BATHROOM is finished in the stylish shades of grey seen in the other bathrooms, contrasting marble effect with display walls of herringbone patterned darker grey tiles. Walk in shower cubicle with separate drench head and adjustable hose attachment, W.C, panel bath, wash basin unit with storage below, heated touch sensitive vanity mirror above, chrome heated towel rail.







All of the five BEDROOMS feature LED spot lights plus a remote controlled central ceiling fan with a dimmable + hue colour changing (warm/white) LED. There is also no shortage of double sockets (USB and USB-c outlets) in each room.

All the three BATHROOMS have been stylishly designed with the same colour theme, just with different patterns on the feature wall.

There is storage galore in this property with a double storage cupboard on the ground floor containing the meters, understairs storage hidden by stylish wall panelling (which is used throughout the property), and a huge, easy access loft space accessed via a standard door on the first floor perfect for all those suitcase and Christmas decorations.

OUTSIDE; The property looks just as smart from the outside, it has been finished in a light grey self cleaning silicone render with the loft extension and side gable clad in a dark grey hanging tile.

Need plenty of parking? No Problem - A newly laid block paved driveway and low wall surrounding the boundary not only adds significant curb appeal, it provides parking for 3 cars comfortably and 5 if the double vehicle crossover is utilised.

Around the side of the property are a couple of steps down, with the block paving continuing all the way around to grant access to the rear garden, here the patio continues to span across the rear of the property. There are multi coloured outside wall lights (SMART controlled), and a motion-sensored spotlight on the rear wall of the property, meaning you can comfortably entertain while the kids are kicking a ball down the back of the garden well into the night. The rear garden has been left as a blank canvas deliberately because it is such an individual preference, but a beautiful magnolia tree and some fruit trees remain towards the end of the garden which measures approx 120ft (tbv).

LOCATION: The location of the property is second to none. Polegate High Street and Train Station are less than a 5min walk - London commuters, you could be at London Victoria in just over an hour of leaving your front door with no parking charges or sitting in hours of traffic. Run out of bread/milk? No problem, the Tesco Garage is a mere 2min walk away!

Local Authority: Wealden

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

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: C

Offers in Region of £575,000

Viewings

Strictly by Appointment Only



Disclaimer:

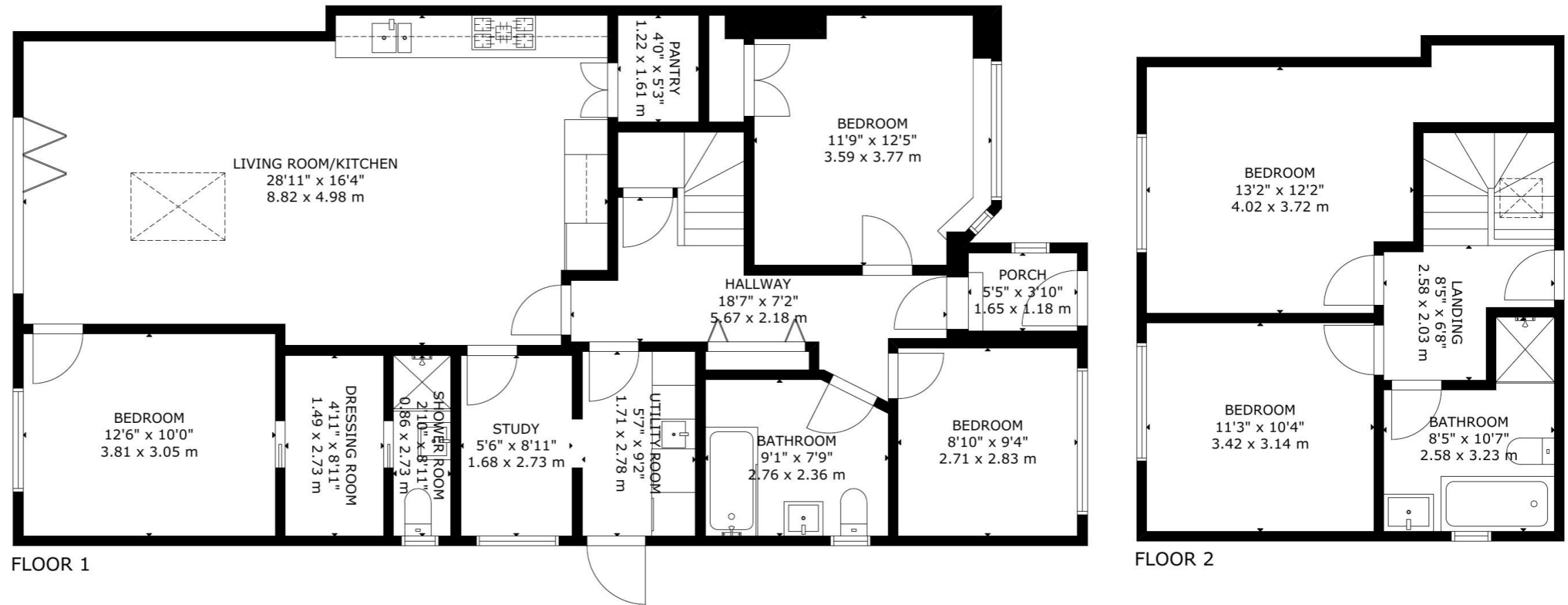
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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GROSS INTERNAL AREA
TOTAL: 162 m²/1745 sq.ft
FLOOR 1: 118 m²/1274 sq.ft, FLOOR 2: 44 m²/471 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	81
(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	

