

Crane & Co



Price Guide

£430,000 - £460,000

2 Lavender Grove, Polegate, East Sussex BN26 6FE

🏠 4 Bedroom 🚿 2 Bathroom 📄 2 Reception

📞 01323 440678

✉️ sales@craneandco.co.uk

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Freehold

 4 Bedroom  2 Bathroom  2 Reception

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Striking in design and thoughtfully configured, this 4 bedroom family home has it all. A large double aspect living room with its wood burner as a focal point has space for all the family whilst the kitchen breakfast room is well equipped for family life. A handy study gives space to work from home or possibly be used as another reception room to escape to when you need your own space! The master bedroom boasts an impressive balcony, the perfect place to relax of an evening due to its south/westerly aspect! An en-suite shower room, family bathroom and ground floor w/c means they'll be no queuing in the mornings and the pretty wrap around lawned garden works whether you want a swing set or just a table and chairs. With a garage and off road parking too, everything has been thought of in this modern home.

* Annual Service Charge £229

* Information Provided by Seller*

Room Sizes

Entrance
Cloakroom
Study - 8' 10" x 5' 6"
Kitchen/Dining Room - 15' 9" x 9' 5"
Living Room - 25' 0" x 11' 8"
Bedroom 1 - 15' 2" x 9' 9"
En Suite Shower Room
Bedroom 2 - 11' 9" x 8' 7"
Bedroom 3 - 10' 7" x 9' 8"
Bedroom 4 - 9' 7" x 6' 5"
Bathroom
Garage - 20' 6" x 10' 3"

Main Features

- Detached Family House
- 4 Bedrooms
- Garage and Off Road Parking
- Popular Modern Development
- Bathroom & En-Suite Shower Room and Ground Floor W/C
- Chain Free
- Wood Burner

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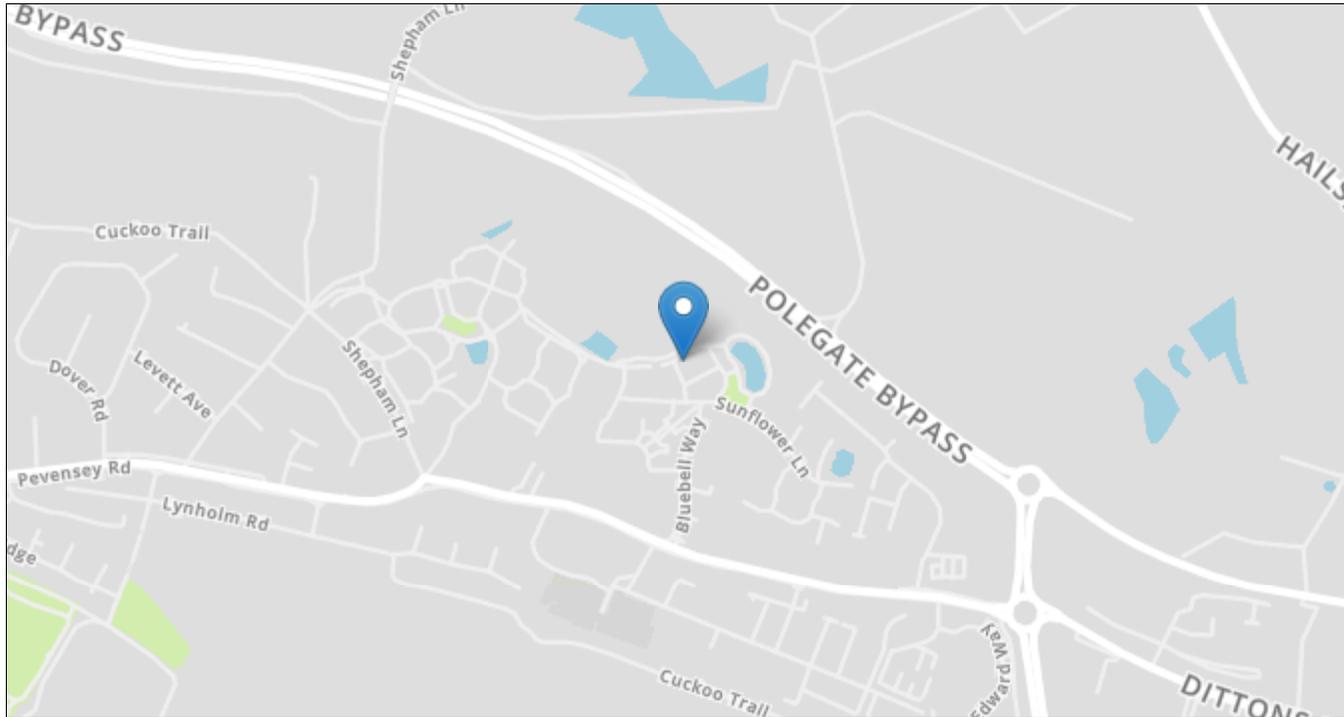
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4 Bedroom 2 Bathroom 2 Reception



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| A (85+) | | A (82+) | |
| B (81-84) | | B (81-81) | |
| C (69-80) | | C (69-80) | |
| D (55-68) | | D (55-68) | |
| E (39-54) | | E (39-54) | |
| F (21-38) | | F (21-38) | |
| G (1-20) | | G (1-20) | |
| 79 | 88 | 78 | 87 |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England, Scotland & Wales | EU Directive 2002/91/EC | England, Scotland & Wales | EU Directive 2002/91/EC |

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