



Centrally located in the East Sussex town of Polegate, this delightful semi-detached house offers a wonderful opportunity for a family or commuters seeking a bright and spacious home. Situated on a sunny corner plot with views of the South Downs National Park, this chain-free property comes with three bedrooms, all with built in wardrobes. Conveniently located within walking distance of good local schools, high street shops, and the train station (service to London Victoria), this home provides easy access to daily essentials and commuting options. The property includes a driveway and garage, offering ample parking space for busy families on the go. Although requiring modernisation, the property is notably clean and well-kept, presenting a canvas for those with a vision to create their perfect family haven. Don't miss out on the chance to view this gem in Polegate and envision the endless possibilities for your future home.

Guide Price £310,000 to £320,000
Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



29 Gilda Crescent, Polegate, East Sussex, BN26 6AW

Entrance Porch

Double glazed door to front and double glazed windows to front and side. Tiled flooring.

Entrance Hall

Wooden door to front. Radiator. Carpeted. Stairs leading to first floor with built in storage cupboard under.

Lounge/Diner - 6.43m x 3.61m (21'1" x 11'10")

Double aspect room with double glazed windows to front and rear. Electric fireplace. Two radiators. Wall lights. Coved ceiling. Carpeted.

Kitchen/Breakfast Room - 4.67m x 3.12m (15'4" x 10'3")

Double aspect with double glazed windows to rear and side and double glazed opaque door to side. Radiator. Larder cupboard. Partially tiled walls and vinyl flooring. Potterton boiler. Fully fitted with a range of wall and base units with space and plumbing for washing machine, fridge/freezer and cooker. Oak effect work surfaces with inset stainless steel sink and drainer unit.

First Floor Landing

Double glazed window to front. Airing cupboard. Loft access. Radiator. Carpeted.

Bedroom One - 3.66m x 3.43m (12'0" x 11'3")

Double glazed window to rear with views towards The South Downs National Park. Fitted wardrobes. Radiator. Carpeted.

Bedroom Two - 3.63m x 3m (11'11" x 9'10")

Double glazed window to front. Built in wardrobes. Radiator. Carpeted.

Bedroom Three - 3.1m x 2.34m (10'2" x 7'8")

Double glazed window to rear. Built in wardrobes. Radiator. Carpeted.

Bathroom

Double glazed opaque window to front. Partially tiled walls. Carpeted. Radiator. Suite comprising of bath with mixer taps, wash hand basin and W.C.

Garage

Single garage with up & over door.

Driveway

Providing off road parking.

Front Garden

Mainly laid to lawn with brick wall surrounding. Flower borders and shrubs. Gated side access.

Rear Garden

Mainly laid to lawn with block paved area. Fencing surrounds with hedging and shrubs. Greenhouse.

Council Tax

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



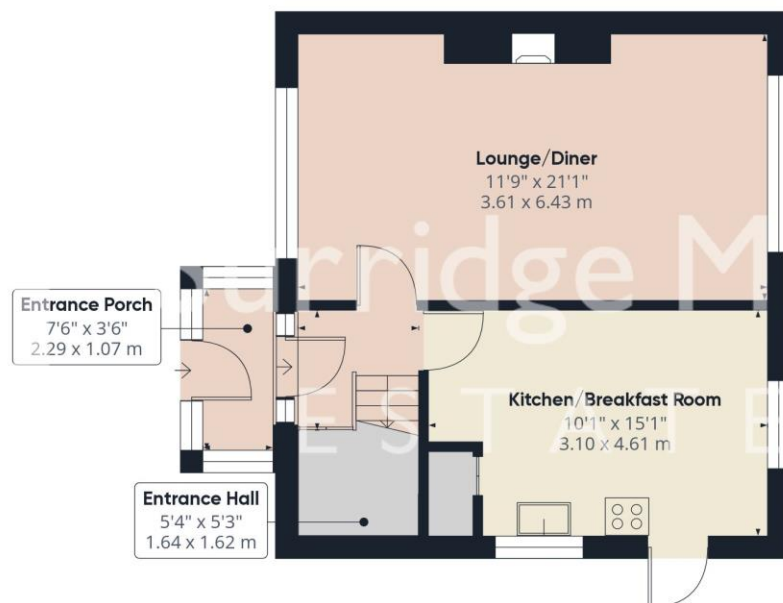
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Floor 0



Floor 1

Approximate total area⁽¹⁾

903.09 ft²

83.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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ESTATES

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