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PRS Property
Redress
Scheme



 Surridge Mison

44 Cornflower Crescent, Polegate, East Sussex, BN26 6GE
Guide Price £275,000-£285,000



Surridge Mison
ESTATES

This two double bedroom terraced home is situated on the sought after Bluebells Development in Polegate and is within easy reach of local amenities, shops, bus routes and road links, as well as the High Street and mainline train station. This would present a perfect first home opportunity or downsize.

Owned from new in 2019 the current owner has maintained the property extremely well and has made improvements to include landscaping of the rear garden and the addition of built in wardrobes. Further benefits to the property include underfloor heating to the ground floor, ground floor W.C and modern open plan kitchen with fully integrated appliances.

The remaining accommodation on offer comprises of spacious entrance hallway leading to the bright and spacious open plan kitchen/dining and living room with patio door to rear to access the garden and deep built in storage cupboard. The integral appliances are fridge freezer, washing machine and dishwasher.

The garden has gated rear access and has been landscaped with raised flower beds planted with shrubs, paved patio areas and laid to lawn. Upstairs there are two good sized double bedrooms, one with bespoke built in wardrobes, and a modern bathroom suite.

There is ample parking on the development with one allocated parking space opposite the property.

Cornflower Crescent is a quiet residential area within sought after Polegate. The property is within close proximity of High Street amenities and the mainline train station with direct links to Eastbourne, Brighton, Gatwick & London. The Cuckoo trail is also close by which is great for walks and countryside views. There are also excellent road links and bus routes.





Entrance Hall - 2.24m x 1.48m (7'4" x 4'10")

Casement door to front. Fitted matting and engineered oak flooring with under floor heating. Inset spotlights. Stairs leading to first floor.

Cloakroom - 1.79m x 1.41m (5'10" x 4'7")

Double glazed opaque window to front. Tiled flooring and partially tiled walls. Chrome towel rail. Extractor fan. Wash hand basin and W.C with concealed cistern.

Open Plan Lounge/Kitchen/Dining Room - 6.04m x 4.38m (19'9" x 14'4")

Patio doors leading to rear garden. Engineered oak flooring with underfloor heating. Built in understairs cupboard. Inset spotlights. TV point.

Kitchen- Fully fitted with a range of modern wall and base units housing integral appliances to include fridge/freezer, dishwasher & washing machine. Built in single electric oven. Work surfaces with inset induction 4 burner hob with stainless steel splashback and fitted cooker hood, and inset 1 and 1/2 bowl stainless steel sink and drainer unit.

First Floor Landing - 1.75m x 1.37m (5'8" x 4'5")

Airing cupboard housing boiler. Loft access. Carpeted.

Bedroom One - 3.34m x 2.87m (10'11" x 9'4")

Two double glazed windows to front. Built in wardrobe. Carpeted. Radiator.

Bedroom Two - 4.36m x 2.52m (14'3" x 8'3")

Double glazed window to rear. Carpeted. Radiator.

Bathroom - 2.06m x 1.69m (6'9" x 5'6")

Tiled flooring and partially tiled walls. Chrome towel rail. Inset spotlights. Extractor fan. Modern suite comprising of bath with mixer taps and handheld shower attachment, with rainfall shower over with fitted glazed screen, wash hand basin and W.C with concealed cistern.

Rear Garden

Mainly laid to lawn with patio area. Flower beds and borders. Fencing surrounds with gated rear access.

Allocated Parking Space



Council Tax Band- C EPC Rating- B Tenure- Freehold

Utilities
This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating system & Underfloor Heating
Solar Power; Owned Panels
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>

Surridge Mison Estates

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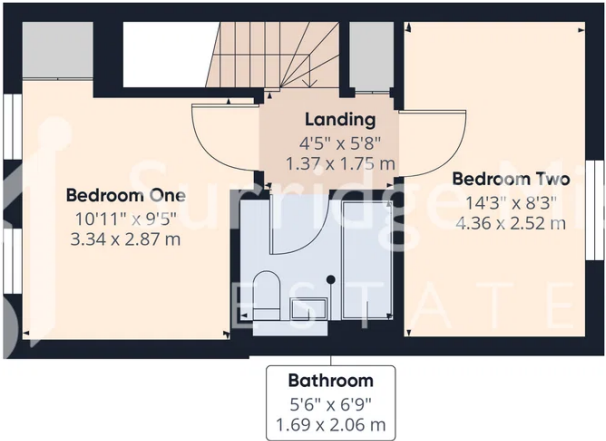
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Company Registration Number 14506438

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.



Floor 0



Floor 1



Approximate total area^m
665 ft²
61.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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