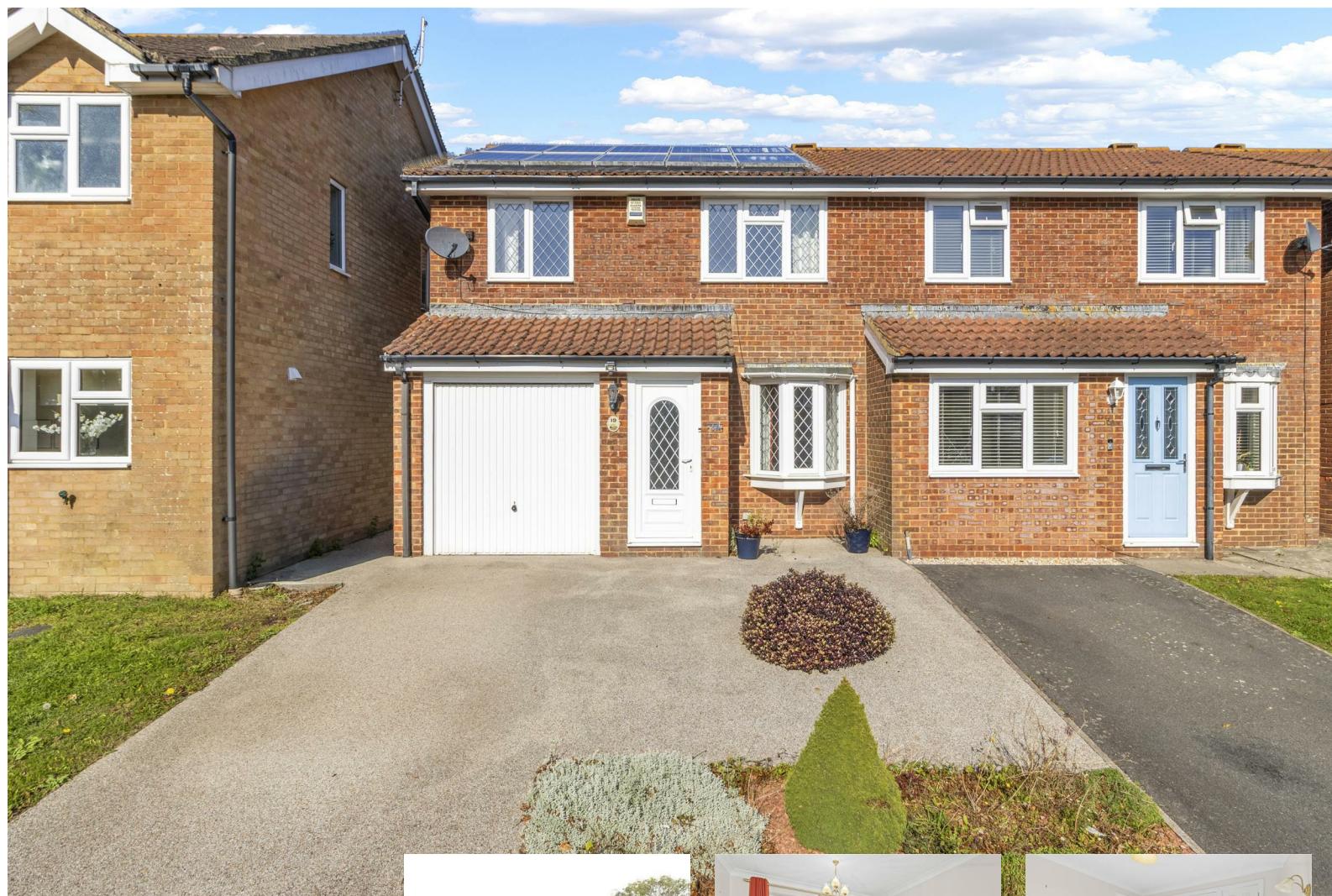


Heron Ridge, Polegate



Freehold

£315,000

Guide price



- GUIDE £315,000 - £325,000
- 3-Bedroomed Semi
- Lounge/Diner
- Conservatory
- Kitchen
- Modern Bathroom/wc
- Gas c/h & Dbl glz
- Pleasant Rear Garden
- Garage
- NO ONGOING CHAIN

3 BEDROOM

1 RECEPTION

1 BATHROOM

1 GARAGE

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## DESCRIPTION

GUIDE PRICE £315,000 - £325,000 - Conveniently Located - Semi Detached - 3 Good Size Bedrooms - Through Lounge/Diner - Conservatory - Kitchen - Modern Bathroom - Gas c/h & Dbl glz - Pleasant Rear Garden - Drive & Garage

A 3-bedroomed semi detached house forming part of this popular residential estate built by McLeans in the 1980s. The property features a through lounge/diner, part brick and double glazed conservatory and a kitchen to include a New World electric oven and Beko ceramic hob. There are built-in wardrobes to bedrooms one and two, distant southerly views of The South Downs from the front bedrooms and a modern bathroom with white suite. This lovely family home also has a gas fired central heating system, double glazing and leased solar panels. Outside is a drive to an integral garage, which has the advantage of an internal door to the entrance hall and a pleasant rear garden, having been designed for ease of maintenance. NO ONGOING CHAIN.

Heron Ridge is ideally situated within walking distance of Polegate High Street, which has a variety of shops, medical centres, bus services and a mainline railway station, connecting to Eastbourne, Brighton, Gatwick and London Victoria. Polegate Primary School is located at Oakleaf Drive, adjacent to The Cuckoo Trail and Willingdon Community School is at Broad Road, Lower Willingdon. From nearby Brightling Road, is access to The William Daley Fields, which provide recreational facilities and countryside walks.



## Heron Ridge, Polegate

Part frosted double glazed panelled front door into a small entrance hall.

Lounge 4.40m x 3.19m (14'5" x 10'5")

Dining Area 2.78m x 2.47m (9'1" x 8'1")

Conservatory 2.48m x 1.75m (8'1" x 5'8")  
Measurements to be confirmed.

Kitchen 2.78m x 2.34m (9'1" x 7'8")

Bedroom 1 3.47m x 3.08m (11'4" x 10'1")

Bedroom 2 3.08m x 2.66m (10'1" x 8'8")

Bedroom 3 2.62m x 2.50m (8'7" x 8'2")

Bathroom 2.43m x 1.97m max (7'11" x 3'3", 318'2" max)

### Outside

The front has a Drive with some shrubs and outside light.

Garage 4.85m x 2.11min or 2.46m max (15'10" x 6'11" in or 8'0" max)  
(approx internal measurements)

Rear Garden 9.75m depth x 7.62m (32' depth x 25')

The garden backs onto the railway line and has been designed for ease of maintenance having a circular area ideal for relaxing, surrounded by well stocked flower borders laid to stone having various established plants, shrubs and mature tree, outside tap and side access with gate.

### Council Tax

The property is in Band C. The amount payable for 2025-2026 is £2,334.56. This information is taken from [voa.gov.uk](http://voa.gov.uk)

Upon entering the property into a small entrance hall is an internal door to the integral garage, which has controls for the solar panel system (leased for 25 years and 3 months from 29/9/2011). The Baxi gas fired boiler is located in a wall unit in the kitchen. On the first floor is a built-in shelved airing cupboard housing a hot water cylinder with fitted immersion heater, and access via a ladder to a part boarded and insulated loft with light and houses the inverter for the solar panel system.