

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - Modern Semi Detached House - Close to High Street - Spacious Lounge/Dining Room - Conservatory - Fitted Kitchen - Downstairs Cloaks/wc - 3 Good Size Bedrooms - Tiled Bathroom/wc - Excellent Storage - Southerly Rear Garden - Drive For 2 Cars

A 3-bedroomed semi detached house forming part of a small mews development built in 2011 conveniently located close to the High Street and railway station. This well appointed home features a spacious lounge/dining room having access to a double glazed conservatory as well as an opening into the kitchen, which includes fitted appliances, and there is a downstairs cloakroom/wc. On the first floor are three good size bedrooms - with bedrooms one and two having recess areas for wardrobes and there is a nicely tiled bathroom/wc. The property also has gas fired central heating, double glazing, wood flooring to the ground floor and the internal doorways are of a wider size to accommodate mobility use. Outside at the front is a drive for at least two cars and there is an easy to manage southerly rear garden.

Polegate High Street has various shops, medical centres, bus services and a mainline railway station, which connects to Eastbourne, Brighton and London Victoria. Access to the A27 and A22 is also close by and Eastbourne is approximately six miles. Polegate Primary School is at Oakleaf Drive, where there is adjacent access to The Cuckoo Trail providing many countryside walks and cycling routes, and Willingdon Community School is also within walking distance, situated at Broad Road, Lower Willingdon.



Redcroft Way, Polegate

Downstairs Cloakroom 1.89m x 1.05m (6'2" x 3'5")

Kitchen 3.03m x 1.97m (9'11" x 6'5")

Lounge/Dining Room 5.16m max x 5.01m (16'11" max x 16'5")

Conservatory 4.00m x 1.55m (13'1" x 5'1")

Bedroom 1 5.16m x 2.67m excl door recess narr to 2.10m (16'11" x 8'9" excl door recess narr to 6'10")

Bedroom 2 4.05m max x 2.68m max (13'3" max x 8'9" max)

Bedroom 3 3.60m max x 2.35m max (11'9" max x 7'8" max)

Bathroom 2.07m x 1.68m (6'9" x 5'6")

Outside

The front has a brick paved drive providing parking for at least two cars, well stocked borders having a variety of nicely planted flowers and shrubs, outside tap and light.

Rear Garden

The easily managed rear garden enjoys a southerly aspect surrounded by panel fencing having small paved and lawn areas, well stocked borders with a variety of flowers and shrubs, shed, outside power point, partly covered side entrance with front gate and there is also a further rear gate having access to the communal dustbin and bike stores.

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

From the entrance hall is a good size walk-in storage cupboard with light and houses the consumer unit and electric meters. The kitchen has fitted Gorenje appliances to include electric oven, gas hob with extractor above as well as an integrated fridge/freezer and plumbing for washing machine. The spacious lounge/dining room also has a built-in storage cupboard and open access to the kitchen and double glazed doors to the conservatory. On the first floor landing is access via a fitted wooden fold-down ladder to the boarded and insulated loft with light which also houses an Alpha combi gas fired boiler.

Redcroft Way has its own residents association company for the upkeep of communal areas to include the dustbin and bike store and the annual fee paid on 15th April 2025 was £70.