

Freehold

£340,000

Guide price

3 BEDROOM

1 RECEPTION

1 BATHROOM

1 GARAGE

Greenleaf Gardens, Polegate

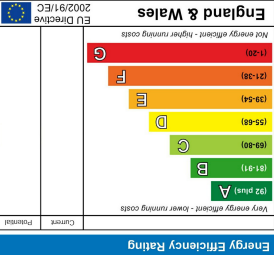


- GUIDE £340K - £360K
- Spacious Family Home
- Close to Primary School
- Backing Woodland
- Lounge
- Kitchen/B'fst Room
- G/F Clks/WC
- 3 Good Size Bedrooms
- Bath/Shwr Rm/WC
- Garage - NO CHAIN

Greenleaf Gardens, Polegate



GROSS INTERNAL AREA
TOTAL: 104 m²/1115 sq ft
FLOOR 1: 48 m²/513 sq ft, FLOOR 2: 56 m²/602 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Greenleaf Gardens, Polegate

DESCRIPTION

GUIDE PRICE £340,000 - £360,000 - NO ONGOING CHAIN - SEE OUR 3D VIRTUAL TOUR - Lovely Family Home - Walkable to Primary School & Cuckoo Trail - Backs Onto Wooded Bridle Path - Spacious Accommodation - 1,115 sq ft - Modern Kitchen/Breakfast Room - Lounge/Dining Room - G/F Clks/WC - 3 Good Size Bedrooms - Bath/Shower Room/WC - Garage & Parking

A delightful family home situated on the popular Sayerlands Estate, enjoying a particularly attractive position backing onto a wooded bridle path and conveniently located within walking distance of Polegate Primary School and The Cuckoo Trail.

Built by Whichello Builders, renowned for creating homes with generously proportioned rooms and large windows to maximise natural light, the property offers well presented accommodation throughout. Features include a modern fitted kitchen/breakfast room with a dual aspect having ample work surfaces, an electric oven, gas hob and dishwasher. The spacious and comfortable lounge/dining room overlooks the rear garden, while a ground floor cloakroom/WC adds further convenience. On the first floor, there are three well proportioned bedrooms and a spacious family bathroom/shower room/WC. A particular highlight is the third bedroom, which enjoys a bright southerly aspect and distant views towards the South Downs. Further benefits include gas fired central heating, double glazing, a pleasant rear garden, a driveway providing off road parking and an integral garage.

The Sayerlands Estate is situated just north of Polegate High Street, which offers a variety of shops, medical centres, regular bus services and a mainline railway station providing connections to Eastbourne, Brighton and London Victoria. The highly sought after Polegate Primary School is located nearby in Oakleaf Drive, adjacent to The Cuckoo Trail, which offers many countryside walks and cycling routes. The property is also conveniently positioned for access to the A22 and A27 via Cophall Farm Roundabout.



Greenleaf Gardens, Polegate

Spacious Entrance Hall 3.67m max x 2.02m (12'0" max x 6'7")

Cloakroom/WC

Lounge 5.55m x 4.68m (18'2" x 15'4")

Kitchen/Breakfast Room 4.36m x 3.16m (14'3" x 10'4")

First Floor Landing 2.48m x 1.97m (8'1" x 6'5")

Bedroom 1 4.01m x 3.99m (13'1" x 13'1")

Bedroom 2 3.99m x 3.12m (13'1" x 10'2")

Bedroom 3 3.59m x 2.74m (11'9" x 8'11")

Bath/Shower room/WC 2.56m x 2.48m (8'4" x 8'1")

Outside
The front garden has an area of lawn with various mature shrubs. Off Road Parking and Drive to -

Garage 5.67m x 2.46m min (18'7" x 8'0" min) (these are approx internal measurements) having an up-and-over door, further side door, wall mounted Baxi gas fired boiler, power & light.

Rear Garden 12.19m width x 9.75m depth (40' width x 32' depth)
Laid to lawn having a mature plant, two sheds. The side area offers much potential (subject to necessary consents) and has an outside tap and gate to front.

Council Tax
The property is in Band C. The amount payable for 2026-2027 is £2,453.98. This information is taken from voa.gov.uk

The spacious entrance hall has useful understairs storage. In the lounge is a brick fireplace with fitted coal effect gas fire and also features a large double glazed window overlooking the rear garden as well as direct access to a tastefully fitted kitchen having ample work surfaces and includes a Zanussi electric oven, five-ring gas hob with extractor above and an integrated dishwasher. From the good size first floor landing area is a built-in storage cupboard and access via a ladder to a part boarded and insulated loft. All three bedrooms are of generous size with bedroom one having a range of fitted furniture to include wardrobes and bedside cabinets. The second bedroom also has two built-in wardrobe cupboards and the third is a lovely size single, which enjoys a bright southerly aspect with distant views of the South Downs. There is also a large bathroom/WC with separate shower cubicle and has a built-in airing cupboard with programmer for heating and hot water.