



Sayerland Road, Polegate BN26 6NX

welcome to

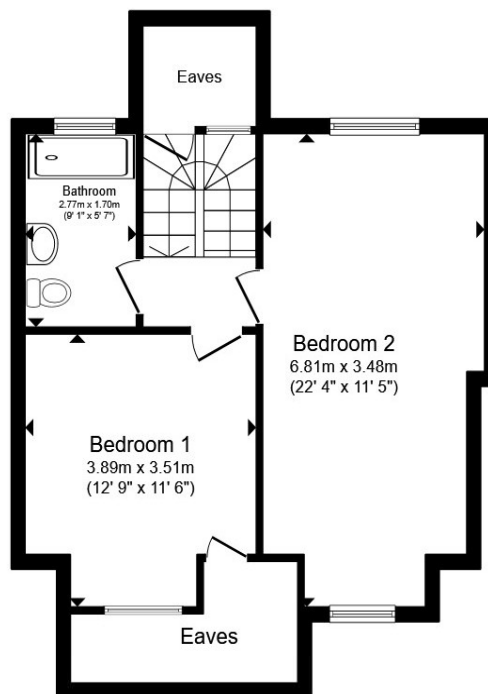
Sayerland Road, Polegate

We are delighted to offer this beautifully modernised four double bedroom house, offering bright and versatile living spaces over two floors. The property is in a quiet residential road with a peaceful outlook, with the added benefit of not being overlooked from the front, and having ample parking.

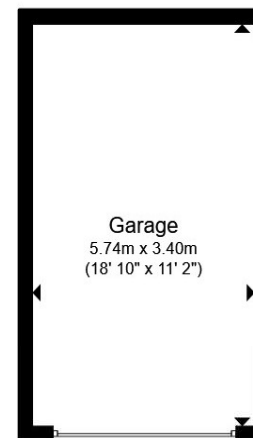




Ground Floor



First Floor



Garage

Total floor area 153.8 m² (1,655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

Entrance Hall

Kitchen

11' 10" x 10' 10" (3.61m x 3.30m)

Living Room

22' 2" x 11' 1" (6.76m x 3.38m)

Bedroom Three

17' 1" x 15' 3" (5.21m x 4.65m)

Bedroom Four

11' 2" x 10' 6" (3.40m x 3.20m)

Bathroom

Stairs To First Floor Landing

Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)

Bedroom Two

22' 4" x 11' 5" (6.81m x 3.48m)

Bathroom

Rear Garden

Driveway & Garage

Agent's Note

welcome to

Sayerland Road, Polegate

- SPACIOUS AND MODERN THROUGHOUT
- OPEN-PLAN LIVING/DINING AREA
- SLIDING DOORS FROM LIVING ROOM
- FOUR DOUBLE BEDROOMS
- REAR GARDEN WITH DECKED SEATING AREA

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLG107387



Property Ref:
PLG107387 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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