

# HUNT FRAME

ESTATE AGENTS



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## 9 Gatcombe Crescent

The Mill, Polegate, BN26 6FP

Offers In Excess Of £500,000



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## ENTRANCE HALL

Casement door to the front. Tiled flooring. Radiator. Staircase leading to the first floor.

## STUDY

8'9 x 5'9 (2.67m x 1.75m)

Double glazed window to the front aspect. Laminated wood flooring. Radiator.

## CLOAKROOM

Double glazed opaque window to the side elevation. Radiator with a cover. Extractor fan. Partially tiled walls and laminated wood flooring. Wash hand basin set within vanity unit, low level W.C.

## SITTING ROOM

20'0 x 13'1 (6.10m x 3.99m)

Double doors leading from the entrance hall. Dual aspect with a double glazed bay window to the front aspect and a double glazed window to the side elevation. Feature fireplace with an inset electric fire with a surround, hearth and mantle, radiator. Double doors leading to the dining room.

## DINING ROOM

11'7 x 11'1 (3.53m x 3.38m)

Tiled flooring. Radiator. Open to the orangery.

## ORANGERY

11'1 x 10'4 (3.38m x 3.15m)

Bi-folding doors to the side and rear aspects with a double glazed window to the side. Feature lantern skylight. Tiled flooring. Inset ceiling LED spotlights. Modern radiator.

## KITCHEN

15'1 x 14'4 (4.60m x 4.37m)

Dual aspect room with a double glazed window to the rear and French doors leading to the rear garden with a double glazed door to the side elevation. Partially tiled walls and tiled flooring. Spacious built in understairs storage cupboard. Fully fitted with a range of grey shaker style floor standing and wall mounted units with space and plumbing for large American style

fridge/freezer, dishwasher, washing machine & drinks fridge and Logic gas boiler. Built in eye level double electric oven plus microwave, plus further built in double electric oven. Quartzite work surfaces with inset four burner gas hob with an extractor hood above with an inset stainless steel sink and drainer with mixer tap. Feature island unit with base units and wooden work surfaces.

## LANDING

Airing cupboard. Loft access. Radiator.

## BEDROOM 1

16'4 x 10'1 (4.98m x 3.07m)

Double glazed bay window to the front aspect. Built in wardrobes with mirror fronted doors, additional built in cupboard. Radiator. Door leading to the en-suite shower room.

## EN-SUITE

Partially tiled walls and laminate flooring. Radiator. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

## BEDROOM 2

10'11 x 9'4 (3.33m x 2.84m)

Double glazed window to the front aspect. Built in wardrobes. Radiator. Door leading to the en-suite shower room.

## EN-SUITE

Double glazed opaque window to the side aspect. Fully tiled walls and laminate flooring. Radiator. Extractor fan. Modern suite comprising of a shower cubicle, wash hand basin set within vanity unit and low level W.C.

## BEDROOM 3

11'5 x 9'0 (3.48m x 2.74m)

Double glazed window to the rear aspect. Radiator.

## BEDROOM 4

10'0 x 8'9 (3.05m x 2.67m)

Double glazed window to the rear aspect. Radiator.

Tel: 01323 737373

## FAMILY BATHROOM

Double glazed opaque window to the rear elevation. Fully tiled walls and vinyl flooring. Towel rail. Extractor fan. Modern suite comprising of a panelled bath with mixer taps and handheld shower attachment with fitted glass screen, wash hand basin and low level W.C.

## GARDENS

Landscaped by the current owners being mainly laid to lawn with a patio and slate display area. Fenced boundaries with gated side access. Borders and mature trees and shrubs. Personal door to the garage.

## GARAGE

Single garage with up & over door. Power and light. Personal door. Driveway to the front of garage.

## OFF ROAD PARKING

Off road parking for two vehicles.

## OUTGOINGS

There is estate charge of currently £248 per annum.  
Council tax band E

## AGENTS NOTE:

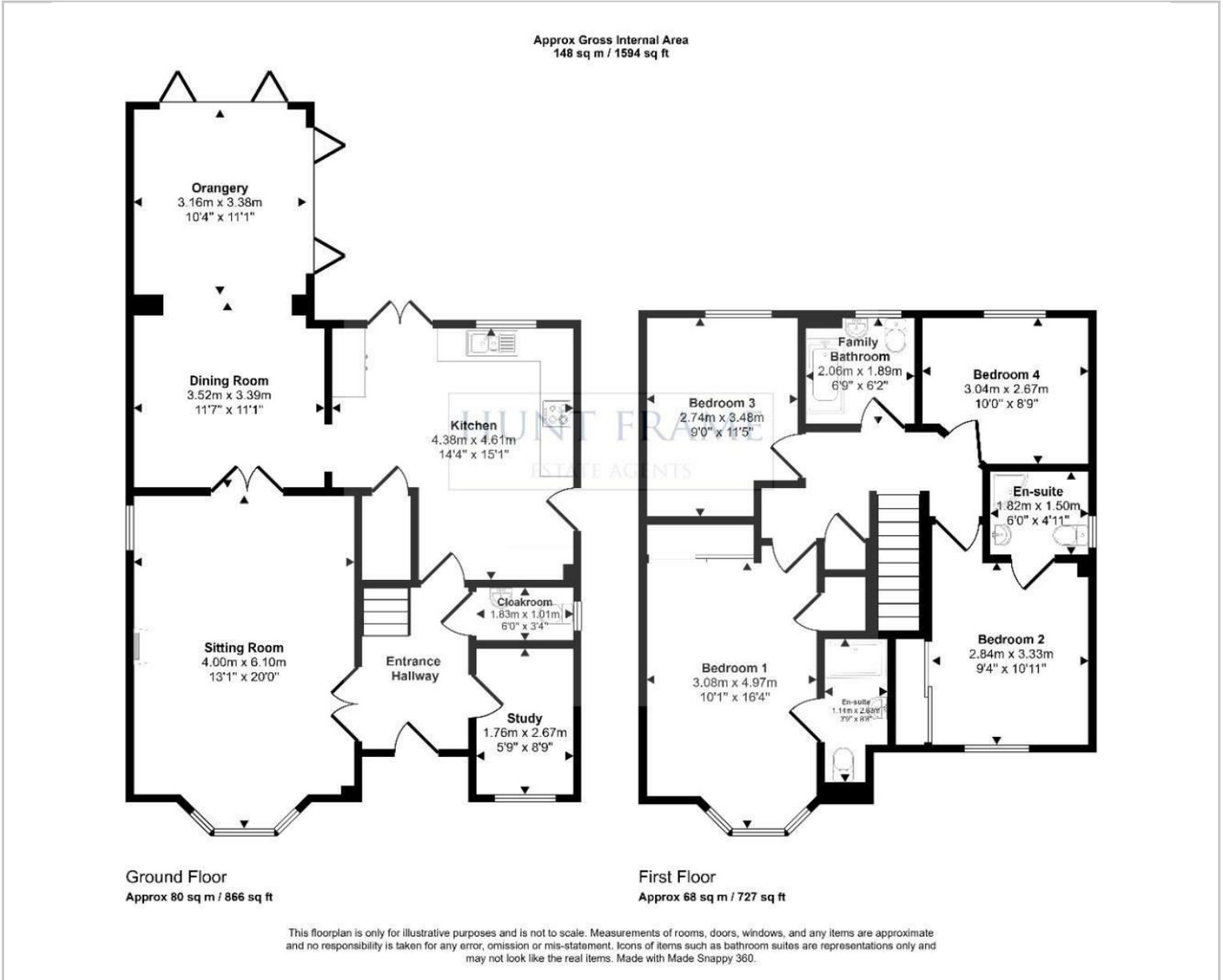
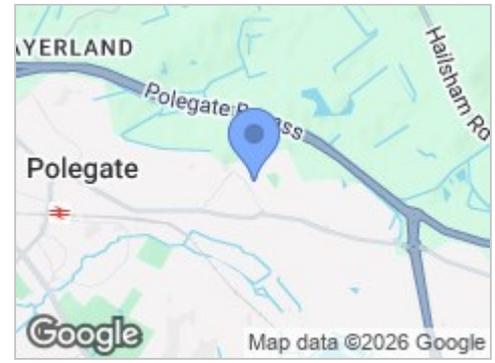
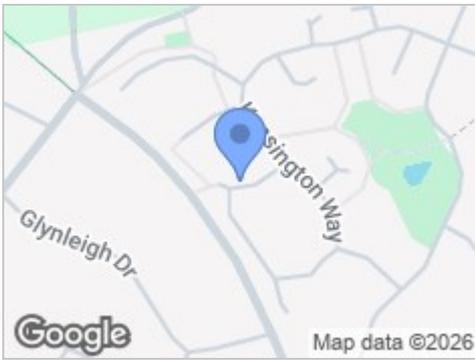
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our

trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks, this payment will be added to your invoice upon successful completion of your sale. These anti-money laundering checks must be completed before we can commence marketing and the initial cost for these will be covered by Hunt Frame. Please contact the office if you have any questions in relation to this.

**STUNNING DETACHED FAMILY HOME** extending to circa 1700 sq ft in size with greatly **IMPROVED & EXTENDED** accommodation which includes **THREE SPACIOUS RECEPTION ROOMS**, a **WONDERFUL ORANGERY** and a **LOVELY BESPOKE KITCHEN** and **CLOAKROOM**. The first floor is just as impressive with **FOUR DOUBLE BEDROOMS**, **TWO EN-SUITES** and a **FAMILY BATHROOM**. The gardens have been **LANDSCAPED** and there is **OFF ROAD PARKING** and a **GARAGE** to the front. **VENDOR SUITED**.

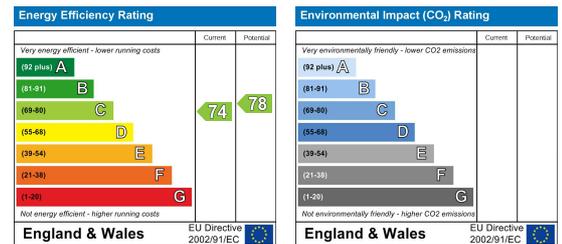
Within the sought after Mill development which enjoys a number of open green spaces, a park, and pathways leading to countryside walks and The Cuckoo Trail. Situated with excellent access to local amenities, schools, and transport links, including a mainline train station. Polegate has a vibrant high street, with a range of shops & cafes, along with excellently rated schools.





## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.