



54 GREENLEAF GARDENS, POLEGATE

£369,950 FREEHOLD

Accommodation: Semi Detached house, 3 Double Bedrooms, Lounge, Kitchen, Open plan extended dining area, Master Bedroom with En-suite Shower Room & dressing area, Front & Rear Gardens, Off Road Parking, Garage converted to storage/utility room, Double Glazed Windows and Gas Central heating.

This family home has been extended to include a downstairs master bedroom with En-Suite shower room, 7'6" x 5'4" dressing area and French doors opening onto the rear garden. The lounge has an attractive feature fireplace and opens onto a versatile office/communal area in addition to a 15'10" x 9'1" extended dining area which adds valuable extra accommodation. The first floor has two well-proportioned bedrooms and modern fitted bathroom plus the loft which is accessed by a pull-down weighted staircase has been converted including a velux style window to the rear with views towards the South Downs. This home is conveniently located in a favoured residential area of Polegate with local shopping facilities, bus routes and mainline railway station in Polegate High Street and Primary/Junior school in Oakleaf Drive. So don't delay, arrange your appointment to view by calling The Exchange Property Services on 01323 489560 today.

GROUND FLOOR

UPVC double glazed part glazed to:

Hall

Double glazed window to front, stairs to first floor, radiator, laminate flooring:

Lounge Area

4.86m (15'11") max x 3.62m (11'10") max
Feature fireplace & surround, radiator, double glazed window to front, wall light points:



Opening on to:

Office/Communal area

2.37m (7'9") x 2.18m (7'1")

French doors opening onto conservatory, under stairs storage cupboard with power point & light, radiator:



Extended Dining Area

4.83m (15'10") x 2.78m (9'1")

Double glazed windows to rear, radiator, double glazed french doors opening onto rear garden, recessed spot lighting, laminate flooring:



Kitchen Area

2.47m (8'1") x 2.34m (7'8")

Fitted with a range of base and eye level units with laminate worktop space over, 1&1/2 bowl inset sink with drainer, part tiled walls, laminate flooring, plumbing for washing machine & dishwasher, open plan to Dining Area:





FIRST FLOOR

Landing

Built in cupboard, loft access with drop down weighted staircase:

Bedroom 2

3.46m (11'4") x 2.86m (9'4")

Double glazed window to rear, radiator, 2 x built in cupboards:



Bedroom 1

3.68m (12'1") reducing to 1.80m (5'10") x 3.67m (12'0") reducing to 1.58m (5'2")

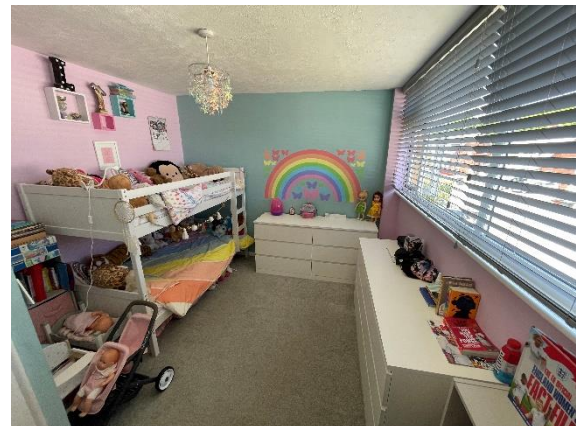
Double glazed french doors opening onto rear garden, radiator:



Bedroom 3

3.62m (11'10") reducing to 2.71m (8'10") x 3.22m (10'6") reducing to 1.99m (6'6")

Double glazed window to front, built in cupboard, radiator:



Walk in dressing area

2.29m (7'6") x 1.65m (5'4")

Recessed spot lighting:

En-suite Shower Room

Corner shower cubicle, low level WC, pedestal wash hand basin, tiled walls, tiled flooring, extractor fan, double glazed window to rear:



Bathroom

Comprising panelled bath with mixer spray unit & over bath shower, vanity cupboard with inset wash hand basin, concealed cistern low-level WC, double glazed window to side, heated towel rail, tiled flooring, part tiling to walls:



Rear Garden

15.29m (50'2") max x 8.86m (29'0")
Block paved area, patio area, lawn, fencing to sides & rear, 3 sheds, outside tap, exterior power points, pond, mature shrubs:



Converted Loft

4.65m (15'2") x 2.56m (8'4")
Double glazed velux style window to rear, power points, lighting:



Outside

Front Garden

Off road parking, lawn & flower bed:

Garage converted to storage/utility room L Shaped

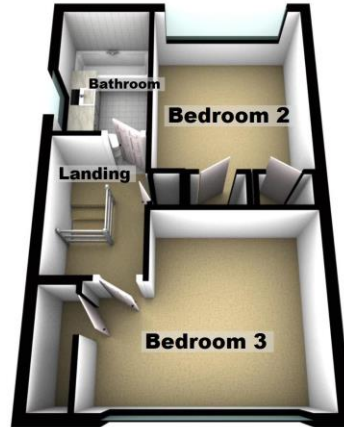
4.06m (13'3") reducing to 2.28m (7'5") x
3.79m (12'5") reducing to 1.35m (4'5")
Double doors plus a single door, wall
mounted gas boiler, power points,
lighting, storage space in rafters:



Ground Floor



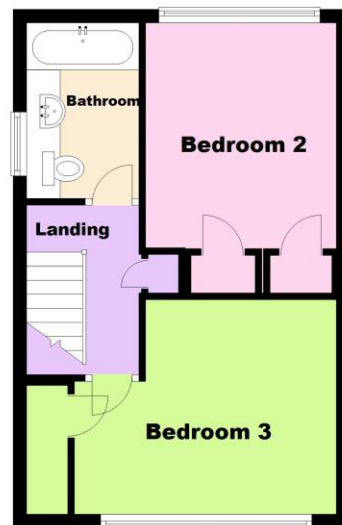
First Floor



Ground Floor



First Floor



Energy Performance Certificate



54, Greenleaf Gardens, POLEGATE, BN26 6PF

Dwelling type: Semi-detached house
 Date of assessment: 07 February 2014
 Date of certificate: 08 February 2014

Reference number: 8409-5431-0929-8807-4243
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 90 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,262

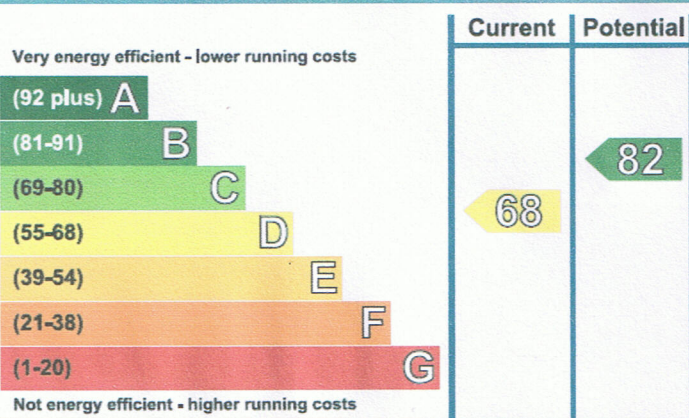
Over 3 years you could save £ 336

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 1,740 over 3 years	£ 1,527 over 3 years	
Hot Water	£ 330 over 3 years	£ 207 over 3 years	
Totals	£ 2,262	£ 1,926	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 124	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 122	✓
3 Solar water heating	£4,000 - £6,000	£ 89	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: [\(VISIT OUR WEBSITE FOR MORE INFORMATION\)](#) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

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If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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