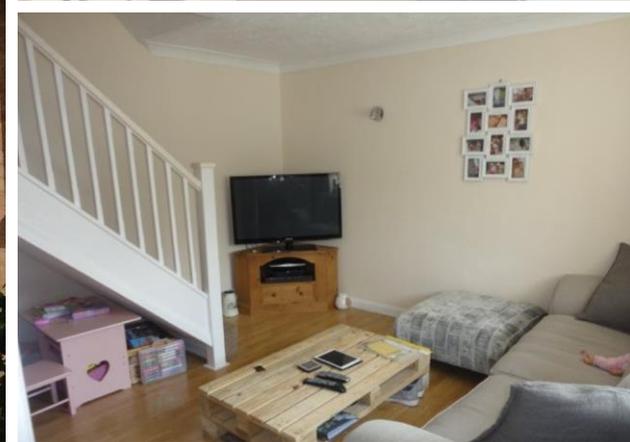


ON HOLD



Heron Ridge, Polegate
Asking Price Of £250,000 Freehold

MARTIN&CO



Heron Ridge, Polegate

2 Bedrooms, 1 Bathroom

Asking Price Of £250,000

- 2 Bedrooms Back to back House
- Modern Fitted Bathroom
- Gas Central Heating
- Close to local amenities and Train Station



Heron Ridge is located close to Polegate Primary School, Polegate Town Hall, the main high street and Train station. The surrounding area has some sporting facilities with pitches for football, cricket and stool ball on the well tended public recreation ground located a short walk from the property and easy access to the Cuckoo Trial.

Charming Compact Back-to-Back Property – Ideal for First-Time Buyers

This cozy back-to-back property is perfectly suited for first-time buyers, couples, or anyone seeking a peaceful retreat in a quiet road. Located in a well-established and friendly neighbourhood, it offers a fantastic opportunity to get on the property ladder without compromising on comfort or convenience.

Key Features:

Compact and Efficient Layout: This charming home features a well-designed, space-efficient layout, maximizing every inch of space.

Quiet and Peaceful Location: Tucked away on a serene road, enjoy a calm and tranquil living environment while still being close to local amenities.

First-Time Buyer Friendly: Ideal for those looking to enter the property market, with affordable pricing and low maintenance.

Well-Proportioned Living Spaces: A spacious living room, functional kitchen, and cozy bedroom make this property feel homely and inviting.

Excellent Transport Links: Close to bus stops and key road networks, making commuting or exploring the local area easy.

Low Maintenance: A manageable garden/yard area (if applicable) and modern finishes, ideal for busy professionals or small families.

Potential for Personal Touches: The neutral decor provides the perfect canvas to add your personal style and make the space your own.

Location Highlights:

Quiet and Friendly Street: Nestled on a peaceful road with no through traffic, offering a safe and calm environment.

Close to Local Amenities: Shops, cafes, and parks are just a short walk away, and excellent schools are within reach.

Easy Access to Public Transport: A short distance from the bus and train stations, perfect for commuters.

This is a must-see for anyone looking for a first home that offers convenience, value, and a welcoming atmosphere. Book a viewing today and take the first step toward making this house your home!



LIVING ROOM 12' 8" x 14' 0" (3.88m x 4.27m) Laminate flooring, bay window to front (UPVC Double Glazed), TV point, stairs leading to upstairs hallway.

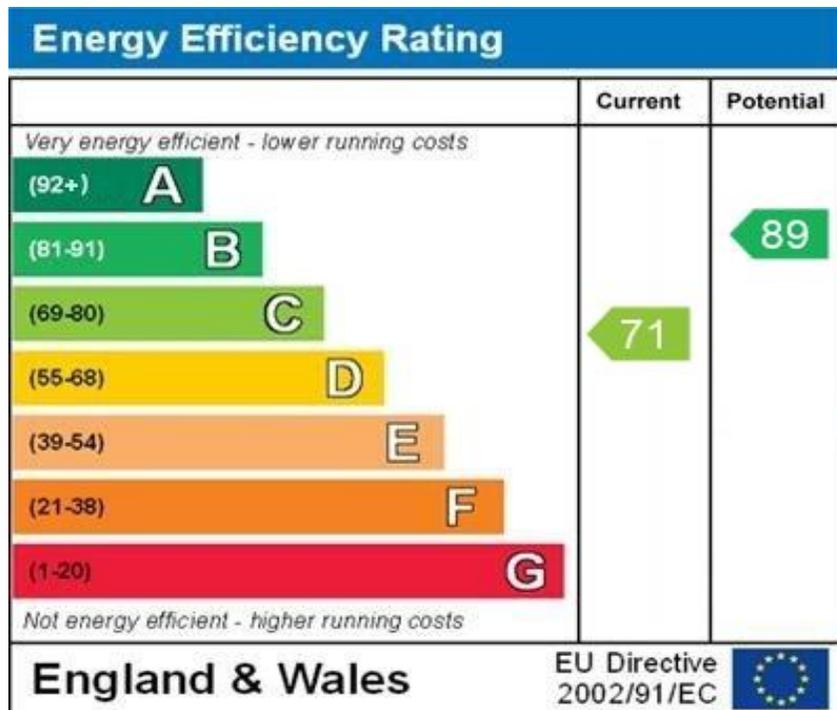
KITCHEN 12' 8" x 6' 2" (3.88m x 1.9m) Fitted kitchen with a range of wall and floor units, white splash back tiles, stainless steel sink, space and plumbing for washing machine, space for fridge freezer, electric cooker with hood extractor above, laminate flooring, window to front and side aspect.

MASTER BEDROOM 12' 2" x 10' 11" (3.73m x 3.34m) Master double bedroom with window to front aspect, airing cupboard, Double wardrobe.

BEDROOM 2 6' 2" x 9' 3" (1.88m x 2.83m) Single bedroom with double glazed window to front aspect. Ideal as a study or Nursery

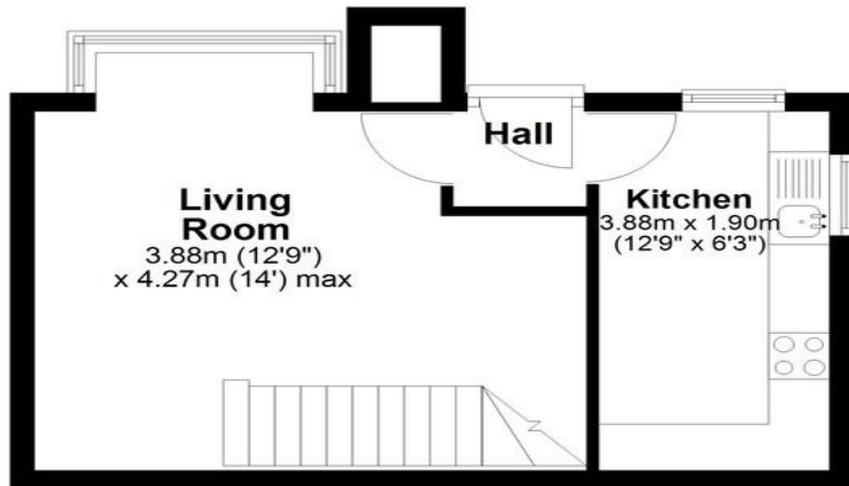
BATHROOM 6' 2" x 6' 0" (1.9m x 1.85m) White panelled bath, wash hand basin, w/c, part tiled walls, lino flooring, frosted window to side.

GARDEN Open Plan Lawn to front Parking space (space for small outside storage cupboard)



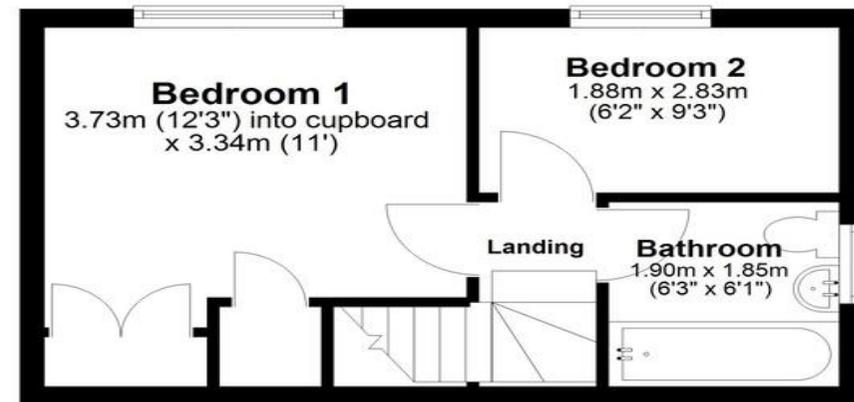
Ground Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 54.1 sq. metres (582.1 sq. feet)

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.