

39 St Marys Aberdale Road

Polegate, BN26 6NH

£500,000

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Phil Hall Estate Agents are delighted to bring to the market this truly stunning and exceptionally versatile four/five bedroom detached home, occupying a popular residential position in Polegate and enjoying a magnificent rear garden with far-reaching views towards the South Downs. Recently improved and modernised throughout by the current owners to an extremely high standard, this is a property where seeing really is believing. From the beautifully presented interior and flexible living accommodation to the incredible garden, garden room, generous parking and solar panels with Tesla battery storage, this is a home with an enormous amount to offer.

Further enhancing the home's modern credentials are solar panels connected to a Tesla battery storage system, providing an excellent addition to an already impressive property.

Upon entering the property, you are welcomed into a useful front porch, providing the perfect space for coats and shoes before continuing into the inviting entrance hall, which gives access to the versatile ground floor accommodation.

Proceeding through the property, you enter the beautiful and spacious living room, an impressive yet comfortable reception space that flows naturally into what has undoubtedly become the heart of the home – the recently fitted kitchen/breakfast room. Finished to an excellent standard, the kitchen is fitted with an extensive range of high-quality wall-mounted and matching base units complemented by work surfaces over. Integrated appliances include a five-ring gas hob with extractor hood, built-in Siemens oven and grill, dishwasher and washing machine, together with space for a fridge/freezer.

The kitchen/breakfast room offers excellent proportions with plenty of room for a dining table and chairs if required, making it an ideal space for everyday family life and entertaining. Direct access leads from here into the rear garden, allowing the internal accommodation to connect beautifully with the outside space.

























Adding considerably to the versatility of this home are two further rooms positioned either side of the entrance hall. Depending on individual requirements, these could be utilised as additional reception rooms, home offices, playrooms or ground floor bedrooms, giving the property the flexibility to work equally well as a four or five bedroom home. Completing the ground floor accommodation is a convenient cloakroom.

Heading upstairs, the property continues to impress with three excellent double bedrooms, an ensuite shower room and a further modern shower room.

Bedroom one is positioned to the rear of the property and takes full advantage of the truly stunning outlook across the garden and towards the South Downs beyond. The room also benefits from a fitted bedroom suite and its own beautifully presented ensuite shower room with a walk-in shower. The remaining two bedrooms are both positioned to the front and are generous double rooms, each benefitting from fitted double wardrobes. Completing the first-floor accommodation is a stylish modern shower room serving these two bedrooms.

Entrance Porch
4'08 x 4'03 (1.42m x 1.30m)

Entrance Hall

Ground Floor Cloakroom
5'10 x 3'01 (1.78m x 0.94m)

Living Room
19'9" x 12'11 (6.02m x 3.94m)

Kitchen/Breakfast Room
19'09 x 15'03 (6.02m x 4.65m)

Dining Room/Bedroom Four
16'10 x 7'05 (5.13m x 2.26m)

Office/Bedroom Five
12'07 x 7'06 (3.84m x 2.29m)

First Floor Landing

Bedroom One
17'09 x 10'01 (5.41m x 3.07m)

Ensuite Shower Room
7'06 x 3'06 (2.29m x 1.07m)

Bedroom Two
11'02 x 8'07 (3.40m x 2.62m)

Bedroom Three
10'07 x 8'02 (3.23m x 2.49m)

Shower Room
7'10 x 5'11 (2.39m x 1.80m)

Garden Room
15'04 x 9'03 (4.67m x 2.82m)

Outside
Outside is where St Marys becomes particularly special. To the front, a brick-blocked driveway provides generous off-road parking for several vehicles, complemented by an area of lawn to one side.

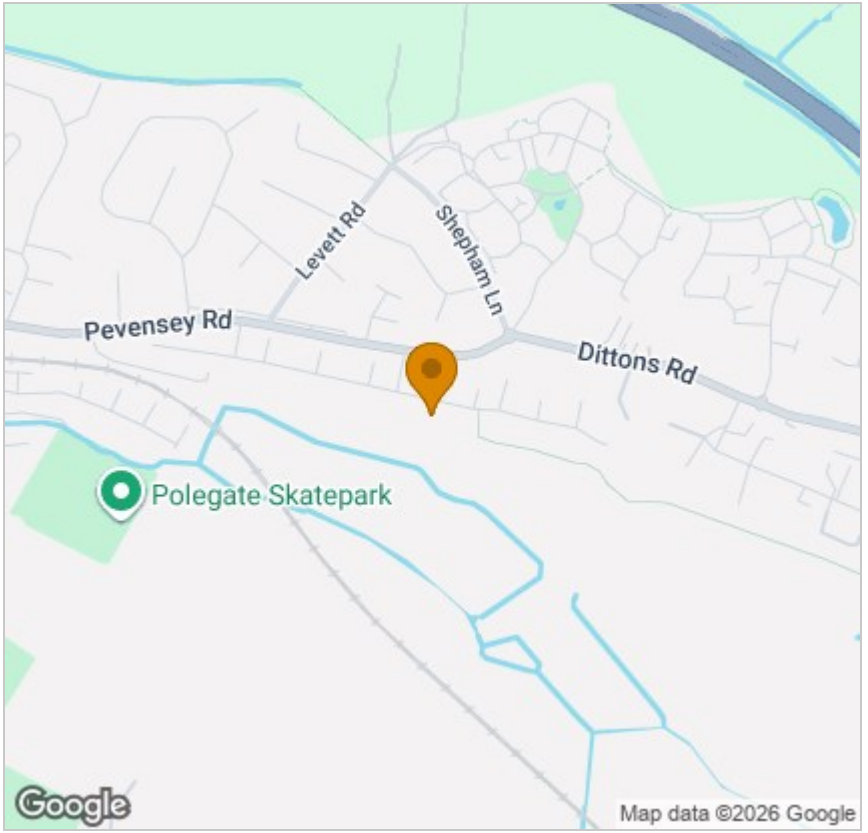
The rear garden is quite simply a sight to behold. Immediately adjoining the property is a paved patio area, ideal for outside dining and entertaining, which leads onto a generous expanse of lawn. Beyond the lawn is an impressive raised composite deck enclosed by a contemporary glass surround, perfectly positioned to make the most of the spectacular far-reaching views towards the South Downs. Whether relaxing with a morning coffee or entertaining on a summer evening, this is a wonderful vantage point from which to enjoy the surroundings.

The garden enjoys a sunny aspect and offers an exceptional amount of usable outside space. Completing the garden is a spacious garden room, currently utilised as a gym and private hideaway, although its size and versatility lend it to a variety of potential uses including a home office, studio, games room or entertaining space. There is also a useful garden shed.

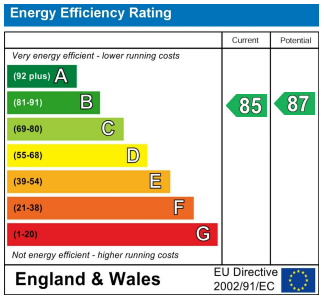
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk