



**Birch Road, Polegate BN26 6GJ**

***Welcome to***

**Birch Road, Polegate**

A beautifully presented and cared for two-bedroom semi-detached home situated on the popular 'Dittons Fields' development. Boasting en suite to the master bedroom, family bathroom, private garden and off-road parking. Built in 2021, this home still benefits from approx 5 years New Homes warranty.



A wonderful two-bedroom home, beautifully presented and enhanced by the current owners who purchased this house from Kitewood Builders brand new in 2021.

The accommodation provides entrance hall, modern kitchen with built-in appliances, rear located living room/diner (good storage cupboard with light) and walk out aspect to the garden.

On the first floor: - landing, two double bedrooms, master bedroom with fitted wardrobes and en suite shower, bedroom 2 and both with pleasant outlooks.

Outside and to the side there is tandem style off road parking driveway, side gate to the landscaped rear lawned garden area with planted rear border, large, paved patio area and timber shed.

Dittons Fields is an impressive collection of thoughtfully designed two-, three-and four-bedroom homes accessibly located in the desirable town of Polegate. The development can be found within an attractive landscaped setting and the homes set within green open space, encouraging a strong sense of community for residents.

Dittons Fields provides the perfect setting for families, first timers and downsizers alike with well-regarded schools, accessible transport links and wonderfully located for the number of pretty seaside resorts found on the desirable South Coast.



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**welcome to**

## **Birch Road, Polegate**

- Beautifully presented home
- Two double bedrooms
- En suite and family bathroom
- Tandem driveway
- Kitewood Built home

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

# £335,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PLG106621 - 0002

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