



Bellevue Farm Road, Pease Pottage

Guide Price £400,000 - £410,000

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- Built by Alphiium Homes in 2021 as part of the sought after Woodgate Development in Pease Pottage
- Semi-detached
- Downstairs cloakroom
- Open plan living/dining/kitchen areas with fully integrated appliances
- Two double bedrooms
- Driveway parking and car Port
- Landscaped rear garden with home office/garden room
- Remainer of NHBC warranty
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

Situated within the highly regarded Woodgate Development in Pease Pottage and constructed by Alphiium Homes in 2021, this modern semi-detached home offers a harmonious blend of contemporary design and practical living across its thoughtfully arranged spaces, benefitting from a landscaped rear garden, car port and open plan living.



Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs cloakroom, ideal for guests and every-day use. The heart of the home is a bright and airy open plan living, dining, and kitchen area, where large windows invite natural light to fill the space, creating an inviting atmosphere for both relaxation and entertaining.



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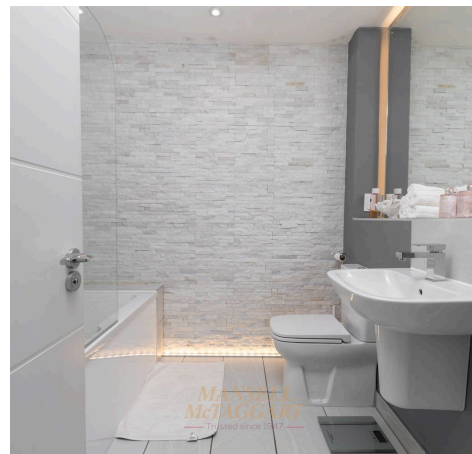
The kitchen is equipped with a full suite of integrated appliances, sleek cabinetry, and generous worktop space, making it as functional as it is stylish. The adjacent dining area allows for flexible layouts to suit your lifestyle whilst the living area offers ample room for living room furnishings with French doors leading out to the rear garden. In addition, the stair case takes you to the first floor and provides a useful understairs storage cupboard beneath.

Upstairs, you will find two well-proportioned double bedrooms, each offering ample room for wardrobes and additional furnishings. The family bathroom is finished to a high standard, featuring contemporary fittings and a neutral colour palette that enhances the sense of calm throughout the upper floor. There is a panelled bath with shower unit over and glass shower screen, low level WC, wall mounted wash hand basin and a chrome towel warmer.

Externally the home benefits from driveway parking via a car port for sheltered vehicle storage, and the reassurance of the remaining NHBC warranty, providing peace of mind for years to come. A fitted EV charger further enhances this modern home. This home has been meticulously maintained and thoughtfully improved, presenting an excellent opportunity for those seeking modern comfort in a vibrant, well-connected community.

Agents Note

There is an annual service charge of £475.00. This information should be confirmed by your solicitor.

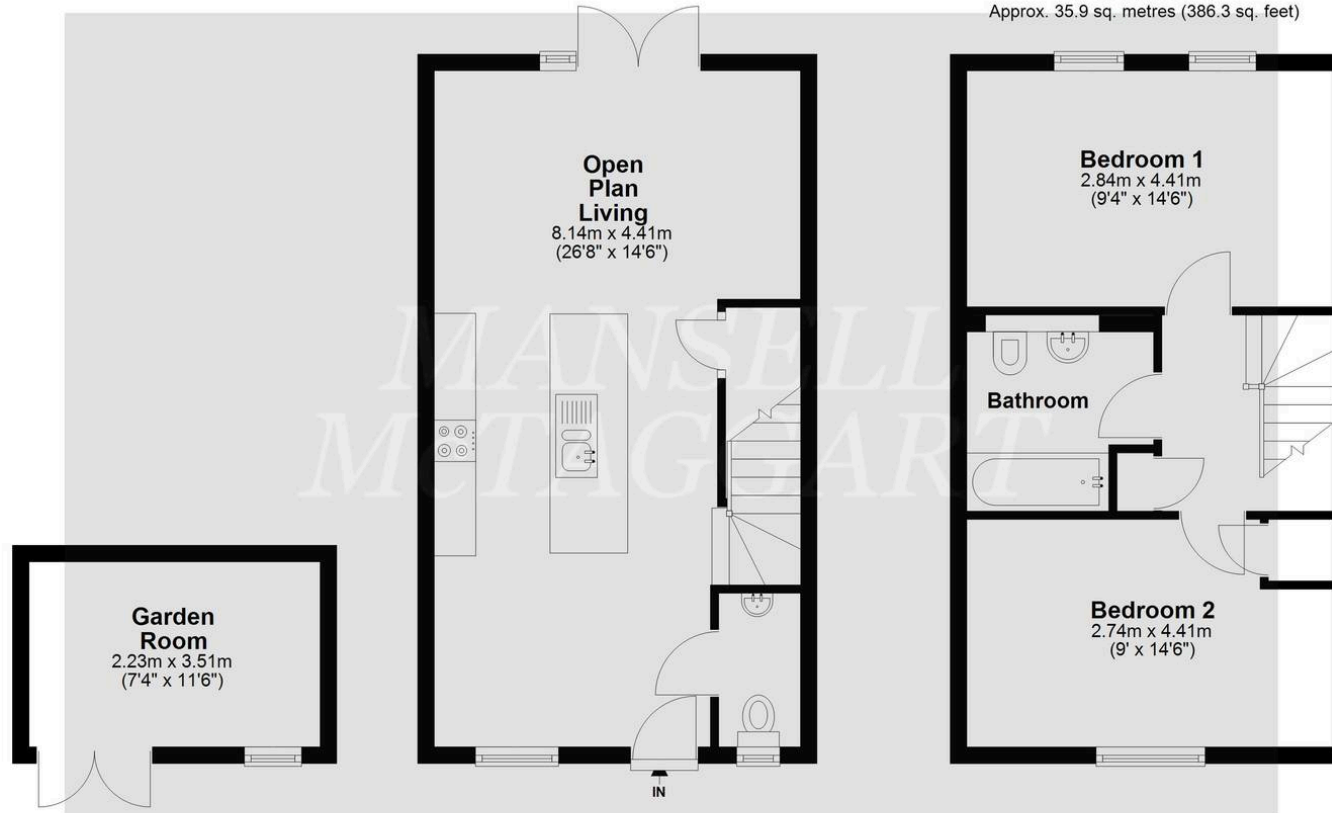


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Ground Floor

Main area: approx. 35.9 sq. metres (386.5 sq. feet)
Plus outbuildings, approx. 7.8 sq. metres (84.1 sq. feet)



Main area: Approx. 71.8 sq. metres (772.9 sq. feet)

Plus outbuildings, approx. 7.8 sq. metres (84.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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