



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



## Bramley Road, Polegate, BN26 6JS

Freehold | House - Semi-Detached | 2 Bedrooms

Home + Castle welcome to the market this beautifully presented 2 BEDROOM SEMI-DETACHED HOUSE, situated in a popular area of Polegate. This property benefits from close proximity to local schools, amenities and Polegate mainline train station serving Gatwick, London Victoria and Ashford international. The property currently has PLANNING PERMISSION GRANTED for a single storey extension to the side. There is easy access to bus routes serving Eastbourne and road links of the A27 & A22 making this property ideal for commuters, first time buyers and families. Viewing highly recommended.

**FOR SALE**  
**FREEHOLD**  
**£290,000**

### **Approach**

The property provides off-road parking for 2-3 cars, with a paved path to the composite front door. Lawn area with some mature shrubs to the front and side access to the rear garden.

### **Entrance Hall**

A bright and spacious entrance hall with solid wood flooring, pendant light fitting, power points, radiator and stairs to first floor.

### **Lounge/diner 12'7" x 14'4" (3.85 x 4.38m)**

Double glazed window to rear aspect, pendant light fitting, wooden flooring, storage space, radiator, power points, french door to garden.

### **Kitchen 6'6" x 10'0" (1.99 x 3.07m)**

A modern fitted kitchen with a range of base, wall and drawer units with solid wood work surfaces. Double glazed window to rear aspect, integrated fridge freezer, electric oven, gas hob, cooker hood, stainless steel sink, and drainer, space and plumbing for a washing machine, solid wood flooring, ceiling light and power points.

### **Landing**

Carpet, pendant light fitting and access to the loft which is part boarded, insulated and light.

### **Bedroom 1 12'7" x 8'5" (3.85 x 2.59m )**

Double glazed window to front aspect, pendant light fitting, carpet, radiator and power points.

### **Bedroom 2 12'7" x 8'4" (3.84 x 2.56m )**

Double glazed window to rear aspect, carpet, pendant light fitting, radiator and power points.

### **Bathroom 6'3" x 7'4" (1.92 x 2.25m )**

a modern suite comprising a panelled bath with fitted chrome shower attachment, pedestal basin with chrome taps, WC, vinyl flooring, spot lights and chrome ladder style radiator.,opaque double glazed window.

### **Garden**

Mostly laid to lawn with a paved patio area, side access to the front of the property and uninterrupted views.

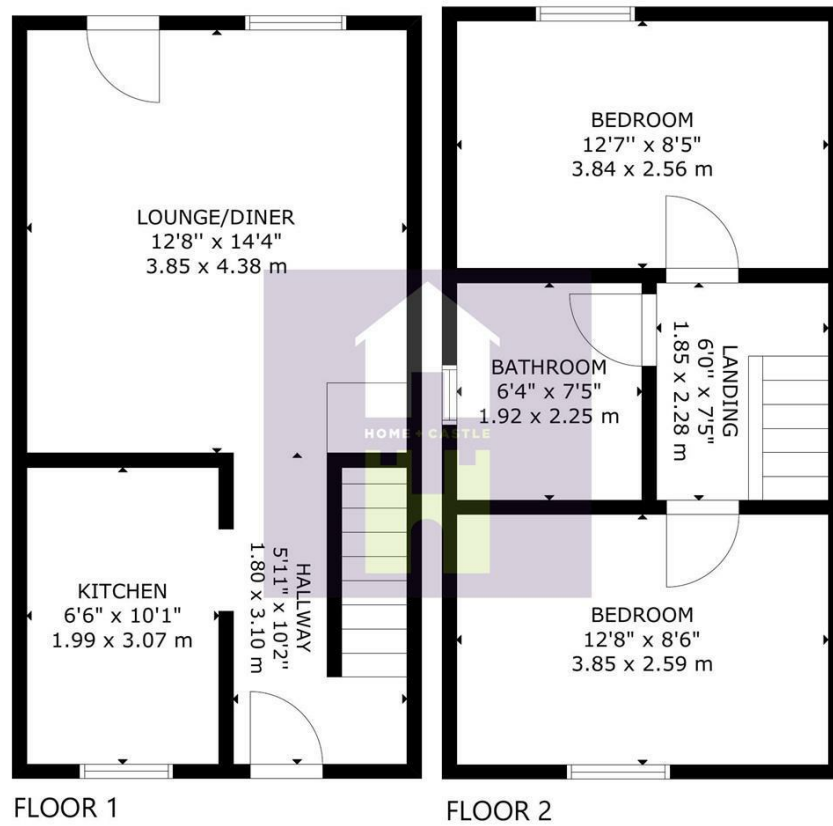
### **Council tax band**

### **PLANNING PERMISSION**

THE PROPERTY CURRENTLY HAS PLANNING PERMISSION GRANTED FOR A SINGLE STOREY EXTENSION TO THE SIDE PROVIDING ADDITIONAL LIVING SPACE AND A GARAGE.

PLEASE ASK FOR FURTHER DETAILS

# Floor Plan

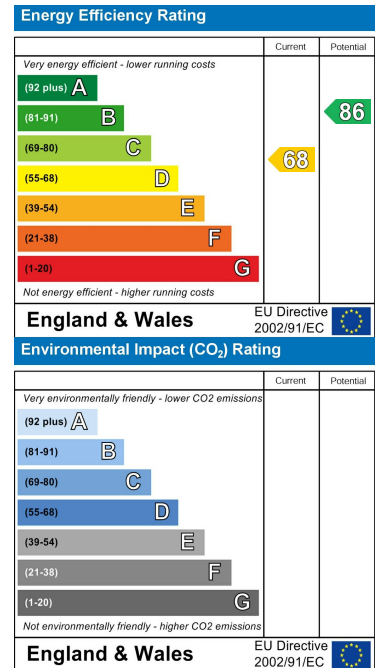


GROSS INTERNAL AREA  
 TOTAL: 60 m<sup>2</sup>/641 sq ft  
 FLOOR 1: 30 m<sup>2</sup>/322 sq ft, FLOOR 2: 30 m<sup>2</sup>/319 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



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