



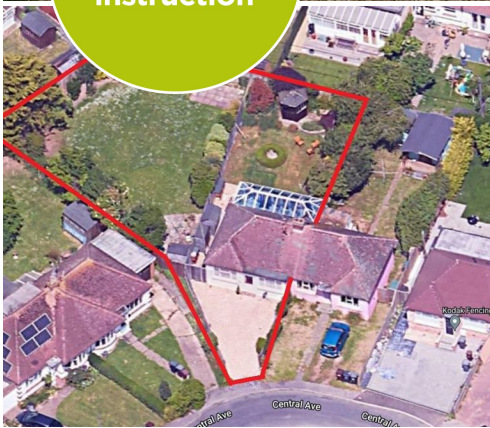
HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



**VIEWING HIGHLY
RECOMMENDED**

**new
instruction**



Central Avenue, Polegate, BN26 6HA

Freehold | Bungalow - Semi Detached | 2 Bedrooms

An opportunity has arisen to purchase this CHAIN-FREE 1930's semi-detached bungalow which is unique as it is located on a corner plot and has extensive gardens offering potential to extend subject to planning permission. Situated in a quiet cul-de-sac on the popular Southlands estate, approximately 1/2 mile from Polegate town centre and mainline station with services to London Victoria and Ashford International. The front of the property looks out to a central green with views of the South Downs. The property is beautifully presented with many character features. Other benefits include 2 double bedrooms, extended lounge and spacious conservatory overlooking the secluded gardens. The property has been rewired and has gas central heating. Viewing Highly recommended.

FOR SALE
FREEHOLD
£325,000

Approach

The property is positioned in a quiet cul-de-sac and has a gravel driveway providing off road parking for 2 vehicles. There is a side access with gate leading to the rear gardens.

Porch

Half glazed porch and Upvc door with a fitted door mat and coat hooks. Solid wood door with leaded light glazing which leads to the inner entrance hall.

Entrance Hall

The central hallway has carpet, radiator, pendant light, picture rail, power points and coved ceiling. A hatch and fitted ladder provides access to the loft, which has been fully boarded, an ideal space for additional storage. The loft also houses the gas combination boiler.

Lounge 14'7" x 10' (4.45m x 3.05m)

The lounge has been extended and has a double glazed window to the front aspect. Carpet, radiator, picture rail and coved ceiling. There is a tiled feature fireplace, power points and pendant light. Doorway to

Kitchen 7'7" x 7'1" (2.31m x 2.16m)

Range of base wall and draw units, with fitted work surfaces. Fitted eye level oven, space and plumbing for washing machine, space for fridge freezer, fitted gas hob with extractor hood above. White enamel single sink and drainer. Solid wood flooring. Double glazed window and fully glazed Upvc door to conservatory.

Conservatory 23' x 9'10" (7.01m x 3.00m)

Fully glazed and panelled with vaulted roof, fitted panel heaters, power points, fitted lights, tiled flooring, doors to garden.

Bedroom 1 11'3" x 9'4" (3.43m x 2.84m)

Double glazed window to front aspect, radiator, carpet, picture rail and coved ceiling. Power points and pendant light.

Bedroom 2 11'3" x 9'4" (3.43m x 2.84m)

Double glazed window to rear aspect which looks into the conservatory. Radiator, carpet, power points and pendant light. Picture rail and coved ceiling.

Bathroom

Modern white suite comprising of, a panelled bath with fitted shower and screen, W.C hand basin, vinyl flooring, fully tiled walls. Ceiling light, chrome ladder style radiator, storage cupboard with shelving.

Rear Garden "L Shaped" 78' max x 75' max

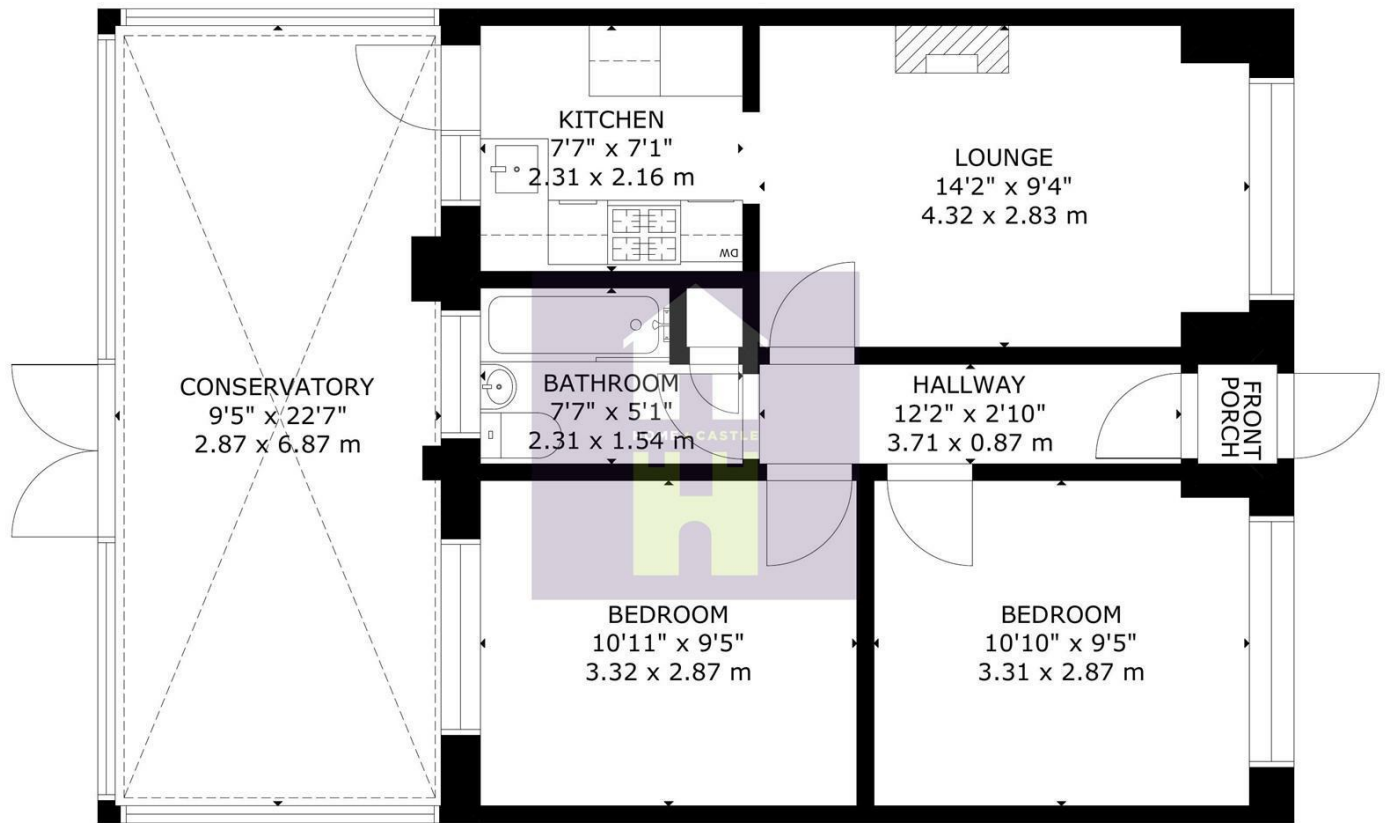
An extensive and secluded garden of approximately 78' max x 75' max (24m x 23m). Offers potential to extend subject to planning permission if required. 2 sheds, a tool store and an additional shed (14' x 8') which would be ideal as a work shop plus a hexagonal summer house. Decked patio area with shingle and paved areas

providing access to the front of the property, Outside tap plus an array of mature shrubs and trees.

Additional information

Council tax B

Floor Plan



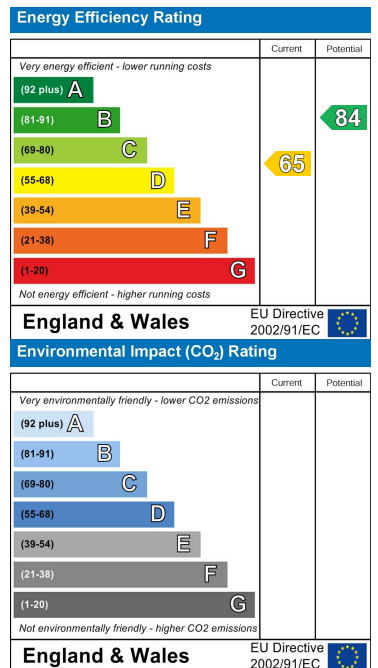
GROSS INTERNAL AREA
 TOTAL: 69 m²/743 sq ft
 FLOOR 1: 69 m²/743 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.