



**HOME + CASTLE**  
ESTATE AGENTS

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## Eastbourne Road, Polegate, BN26 5DF

Freehold | Bungalow - Detached | 3 Bedrooms

Home + Castle are pleased to advertise this 3 bedroom detached bungalow within easy reach of local schools, shops and Polegate train station. The property requires some updating but key features are double glazing, gas central heating, a sun room, 2 garages, off-road parking, a large shed with gardens front and rear. There is also a loft room accessed from the lounge diner via a pull-down ladder.

The property is within walking distance of Polegate High Street and all local amenities.

**FOR SALE**  
**FREEHOLD**  
**£350,000**

### Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

### Outside Front

Block paved off-road parking with garden laid to lawn plus mature shrubs, hedges and borders.

### Hallway 15'5" x 3'11" (4.70m x 1.19m)

Wood effect vinyl flooring. Ceiling light. Door offering access to rear garden.

### Lounge Diner 15'2" x 10'1" (4.62m x 3.07m)

Double glazed window to side of property. Cupboard housing fuse box. Leads off to all rooms. Hatch with pull-down ladder for access to loft space. Carpet, radiator, power points, light fitting and electric fire.

### Kitchen 8'8" x 5'10" (2.64m x 1.78m)

Range of base and wall cupboards with stainless steel sink and drainer. Built-in gas hob and electric oven with extractor above. Space for tall fridge freezer. Wood effect vinyl flooring, power points, radiator and wall mounted gas boiler. Fluorescent tube ceiling light. Double glazed window to rear garden.

### Bedroom 1 14'6" x 11'6" (4.42m x 3.51m)

Dual aspect with double glazed leaded bay window plus single window to front of property and another double glazed window to the side. Carpet, radiator, power points, pendant light and fireplace with electric fire inset.

### Bedroom 2 11'10" x 11'5" (3.61m x 3.48m)

Built-in double wardrobes x 2 with dressing table section and wall mirror. Wood effect vinyl, radiator, power points and pendant light. Double glazed window to front garden.

### Bedroom 3 11'6" x 11'2" (3.51m x 3.40m)

Dual aspect with single glazed windows and door to sun room plus double glazed leaded window to side of property. Wood effect vinyl flooring, radiator, power points, and light fitting.

### Sun Room 10'1" x 6'4" (3.07m x 1.93m)

Double glazed windows and door to rear garden. Opaque double glazed windows to side of property. Single glazed window to inner hall. Tiled floor, radiator, power points and plumbing for washing machine.

### Shower Room 6'7" x 6' (2.01m x 1.83m)

Shower cubicle, wash basin, bidet, glass shelves, wall mirror and chrome ladder style radiator. Ceiling light. Tiled floor. Opaque double glazed window to rear of property.

### Separate WC

WC. Ceiling light. Tiled floor and opaque double glazed window to rear of property.

### Loft Space 16'5" x 13' (5.00m x 3.96m)

Accessed from lounge diner. Fully boarded and carpeted with light and power plus roof window.

### Garage 1 18'4" x 10'4" (5.59m x 3.15m)

Up and over electric front door. Fluorescent tube lighting and power points plus what we believe is a deep pit for working underneath cars. Up and over rear door.

### Garage 2 13' x 9'6" (3.96m x 2.90m)

Up and over door.

### Outside Rear

The garden is mainly slabbed with an overgrown area to the rear with shrubs, frees and plants. Large shed (16' x 8') for additional storage.

### Additional Information

Awaiting EPC.

Council Tax Band D.

# Floor Plan



## 3 BEDROOM DETACHED BUNGALOW

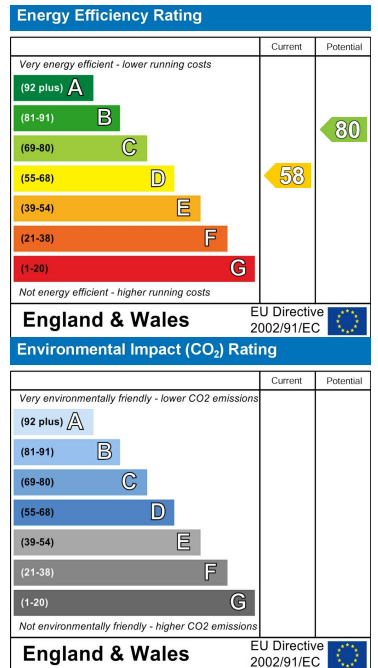
TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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