



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



Barons Way, Polegate, BN26 5JL

Freehold | Bungalow | 2 Bedrooms

Occupying a corner plot this semi detached bungalow offers lovely wrap around gardens, garage and off road parking. The extended accommodation includes conservatory, utility room and two double bedrooms. Located within walking distance of Polegate's High Street and train station. Offered to the market with no onward chain.

FOR SALE
FREEHOLD
£325,000

Location

This lovely bungalow is perfectly positioned only half a mile away from amenities on Polegate's High Street, including shops, train station and cafes. At the end of Barons Way you will find main route bus stops connecting you into Eastbourne and beyond.

Approach

A concrete driveway leads to the single garage. A pathway is bordered by lawn and mature plants leading up to the glazed porch.

Hallway 19'0" x 3'7" (5.8 x 1.1)

A double glazed Upvc door opens from the porch into the light hallway which has storage cupboards, carpet, radiator and loft hatch.

Bedroom One 14'5" x 10'2" (4.4 x 3.1)

Double glazed window to front aspect, carpet, coving and pendant light.

Bedroom Two 12'5" x 9'10" (3.8 x 3)

Double glazed window to front aspect, radiator, pendant light and coving.

Shower Room 6'2" x 5'10" (1.9 x 1.8)

Corner shower cubicle with electric shower and sliding doors. Toilet, vanity unit with inset basin, mixer tap and storage cupboard. Ladder style radiator, double glazed window with obscured glass.

Kitchen 10'2" x 9'10" (3.1 x 3)

A range of wall and floor units finished with white cabinetry and complementary stone effect worktop. One and half bowl stainless steel sink set beneath double glazed window overlooking the garden. Breakfast bar in matching stone effect worktop. Eye level double Neff oven, ceramic induction hob with extractor over. Vinyl flooring and radiator.

Utility Room 9'0" x 5'9" (2.75 x 1.76)

The room is glazed to three sides with a glazed door opening to the gardens. Vinyl flooring, space and plumbing for washing machine and tumble dryer.

Living Room 14'5" x 12'8" (4.4 x 3.88)

Ornate fireplace, vertical radiator and carpet. Glazed sliding door leads through to;

Conservatory 12'5" x 10'9" (3.8 x 3.3)

Offering views over the garden this room is currently presented as a dining space. Wall lighting, power points and glazed door opening to the rear garden.

Garden

A private, mature and colourful garden that wraps around two sides of the property. Offering an array of lovely plants and shrubs, small pond and decked area. there also is a greenhouse, large shed and further smaller shed. A pathway leads round to the side where there is a gate opening onto the driveway.

Garage

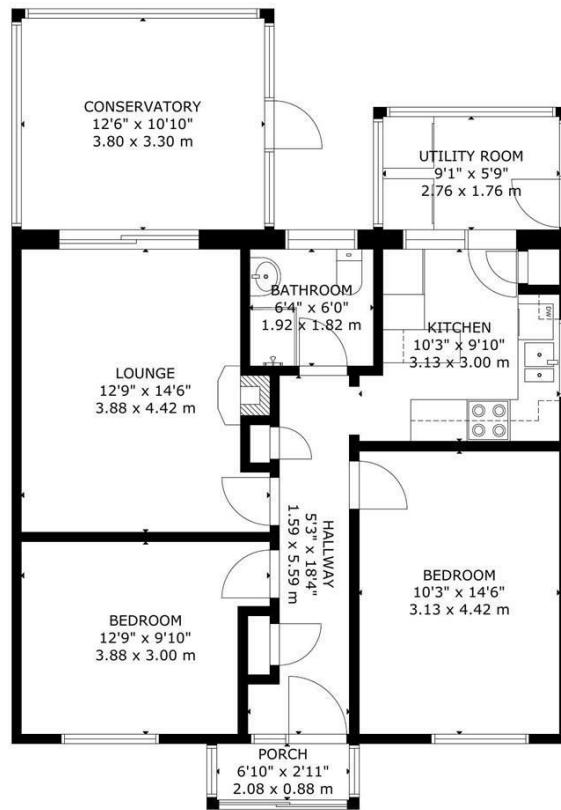
Up and over door and side access door.

Additional Information

Council Tax Band: C - Wealden

EPC Rating: D

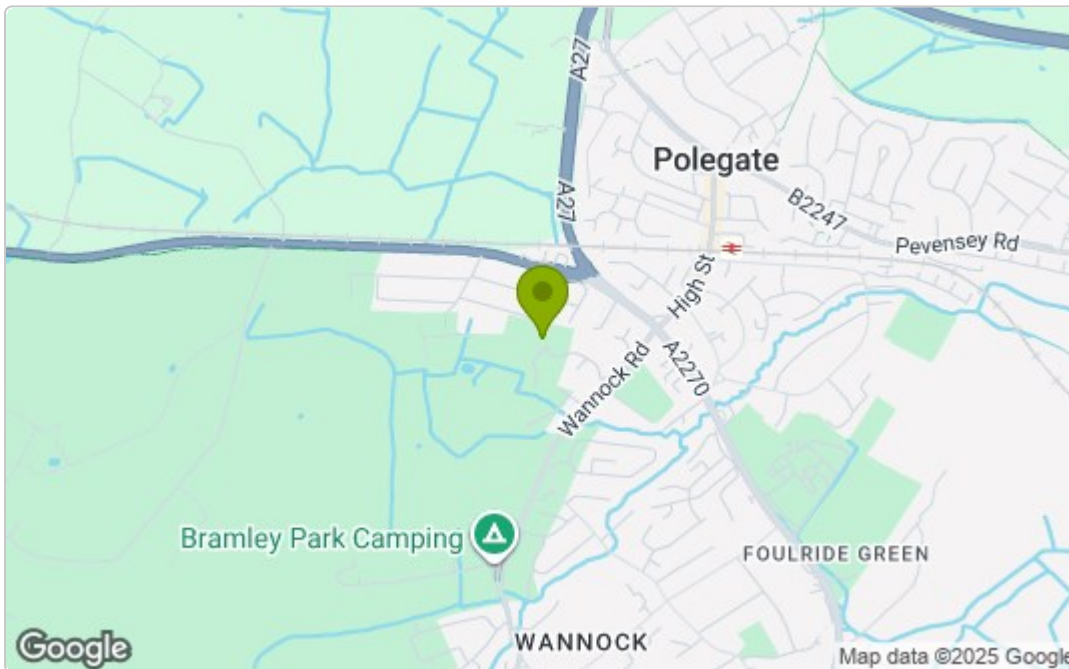
Floor Plan



GROSS INTERNAL AREA
 TOTAL: 83 m²/894 sq.ft
 FLOOR: 1: 83 m²/894 sq.ft
 EXCLUDED AREAS: PORCH: 2 m²/20 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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