



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



Nursery Close, Polegate, BN26 6JY

Freehold | Bungalow - Semi Detached | 2 Bedrooms

STC Prior to online marketing This extended semi-detached bungalow is ideally situated in a small cul-de sac in Polegate. The double fronted property is set within a good size plot that offers, off road parking and a driveway which leads round the side to the double garage. The master bedroom has been extended and has an en suite shower room and access out to the rear garden. Character features such as picture rails, wooden flooring and the bow windows still remain. The property is being offered with no onward chain.

FOR SALE
FREEHOLD
£350,000

Location

Nursery Close is a small cul-de sac that is positioned within the popular town of Polegate. The town has a High Street which has a range of independent shops, eateries as well as amenities. The train station is also on the High Street and has connections to Lewes, Brighton, Hastings as well as London Victoria.

Front Garden

Hard standing area suitable for off road parking for several vehicles. Pathway leading to front door.

Entrance Lobby

uPVC door opens into the entrance lobby which has tiled floor and glazed internal door opening into;

Hallway

Picture rail, exposed wood floorboards, radiator, powerpoints and storage cupboard.

Living Room 15'8" x 10'9" into window (4.8 x 3.3 into window)

Bow window with double glazed units, exposed wooden floorboards and picture rail. Radiator, powerpoints, fireplace and ceiling light.

Bedroom Two 13'5" x 10'5" into window (4.1 x 3.2 into window)

Bow window with double glazed units, picture rail, carpet, radiator, powerpoints and ceiling light.

Bathroom 6'10" x 4'11" (2.1 x 1.5)

Fitted with a white suite comprising of bath with mixer tap, pedestal basin and toilet. Extractor, loft hatch, ceiling light and wood effect flooring.

Bedroom One 20'11" x 10'5" (6.4 x 3.2)

A well proportioned room that has been extended and has double glazed patio doors leading out to the rear garden. Two radiators, picture rail, powerpoints and ceiling lights.

En suite Shower Room 8'10" x 3'3" (2.7 x 1)

Toilet, wall hung basin and shower cubicle with electric shower. Double glazed window with obscured glass. Extractor, vinyl flooring, wall light with shaver points and ceiling light.

Dining Room 11'1" x 9'10" (3.4 x 3)

Picture rail, carpet, double glazed window to the side aspect. Cupboard housing combi boiler. Radiator, powerpoints and ceiling light. Opening through to;

Kitchen 11'1" x 8'10" (3.4 x 2.7)

Fitted with a range of wall and floor units finished with wood effect cabinetry and black stone effect worktop. Single stainless steel sink with mixer tap, set beneath double glazed window. Space for cooker, washing machine and fridge freezer. Powerpoints and ceiling light.

Lean to 9'6" x 4'3" (2.9 x 1.3)

Brick and glazed unit construction with double glazed door leading out to the rear garden.

Rear Garden

The driveway continues round the side of the property leading to the rear garden, where there is a double garage which has metal gates on the front. To the side of this there is gravel parking area, which leads in turn to lawn area with a range of shrubs and a tree. There is also a raised patio area by the patio doors from bedroom one.

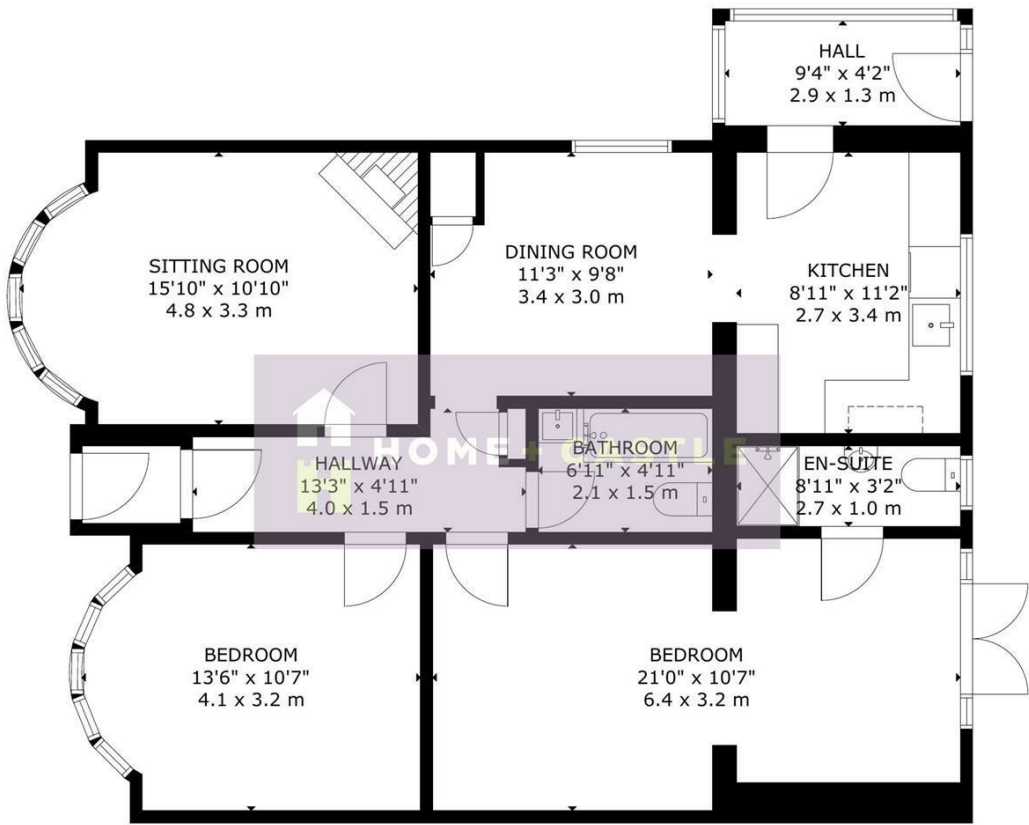
Additional Information

EPC Rating: Awaited

Council Tax Band: C - Wealden

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

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 89 m²/953 sq ft
FLOOR 1: 89 m²/953 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

