



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED



new
instruction



Brookside Avenue, Polegate, BN26

Freehold | Bungalow - Semi Detached | 2 Bedrooms

This immaculately presented semi-detached bungalow is located in Polegate and is offered to the market with no onward chain. The accommodation offers modern kitchen, spacious bathroom, living room and two double bedrooms. There's also a driveway long enough for parking several vehicles and leads to the single garage. Viewing of this lovely home comes highly recommended to truly appreciate the level of finish.

FOR SALE
FREEHOLD
£320,000

Location

Brookside Avenue is located at the heart of the town of Polegate, with the local High Street less than half a mile away. It has an array of independent shops, cafes and amenities. It is also within easy main routes such as the A27 & A22.

Approach

The front garden is mainly laid to lawn with driveway to the side which continues beyond the wooden gates and leads to the garage.

Hallway

A uPVC double glazed door opens into the welcoming space which has wooden flooring, ceiling lights and storage cupboard housing the boiler. There is also a loft hatch, radiator and thermostat.

Kitchen 10'8" x 8'10" (3.27 x 2.71)

A well equipped space with a range of wall and floor units, finished with cream cabinetry and black stone effect worktop. One and half bowl sink with drainer set beneath double glazed window to the front aspect. Integrated oven, four ring gas hob with extractor over. Integrated fridge and freezer with space and plumbing for washing machine. Vinyl flooring, inset ceiling spotlights and double glazed door to the side aspect.

Bedroom One 13'11" x 9'9" (4.26 x 2.99)

A well proportioned room with two built in double wardrobes, double glazed window, radiator, carpet and coved ceiling. Powerpoints, ceiling light and wall TV points.

Bathroom 8'10" x 8'2" (2.71 x 2.5)

A spacious bathroom with white suite comprising of bath with mixer tap and thermostatic shower over, toilet and vanity unit with inset basin and storage beneath. Double glazed window with obscured glass, inset ceiling spotlights and extractor. Chrome ladder radiator and tiled flooring.

Living Room 13'10" x 11'1" (4.24 x 3.39)

Double glazed French doors open out to the rear garden. Feature fireplace, radiator, coving, powerpoints, ceiling light and carpet.

Bedroom Two 12'4" x 10'6" (3.76 x 3.21)

Double glazed window overlooking the rear garden, radiator, carpet, powerpoints, coved ceiling and light.

Rear Garden

The low maintenance rear garden has a small patio area which leads to the pathway that allows access to the two wooden sheds. There is also a lawn area and a gate allowing for side access.

Garage

A detached garage with up and over door.

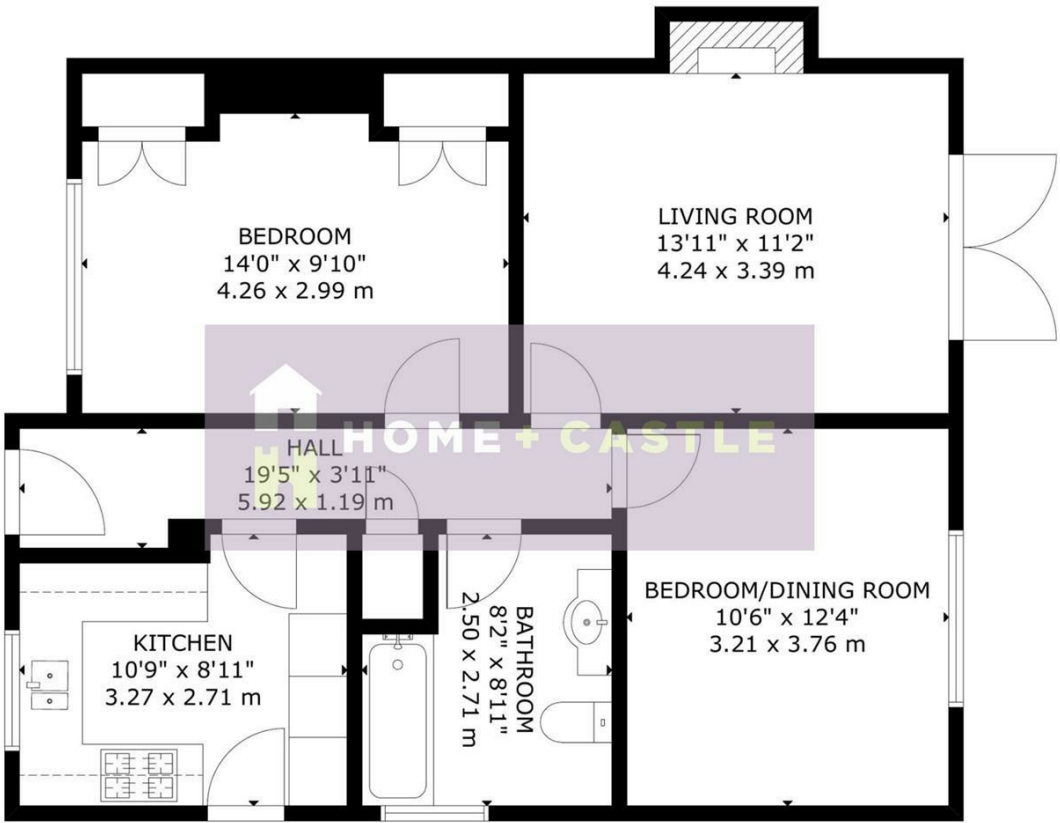
Additional Information

EPC rating: D

Council Tax Band: C

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.

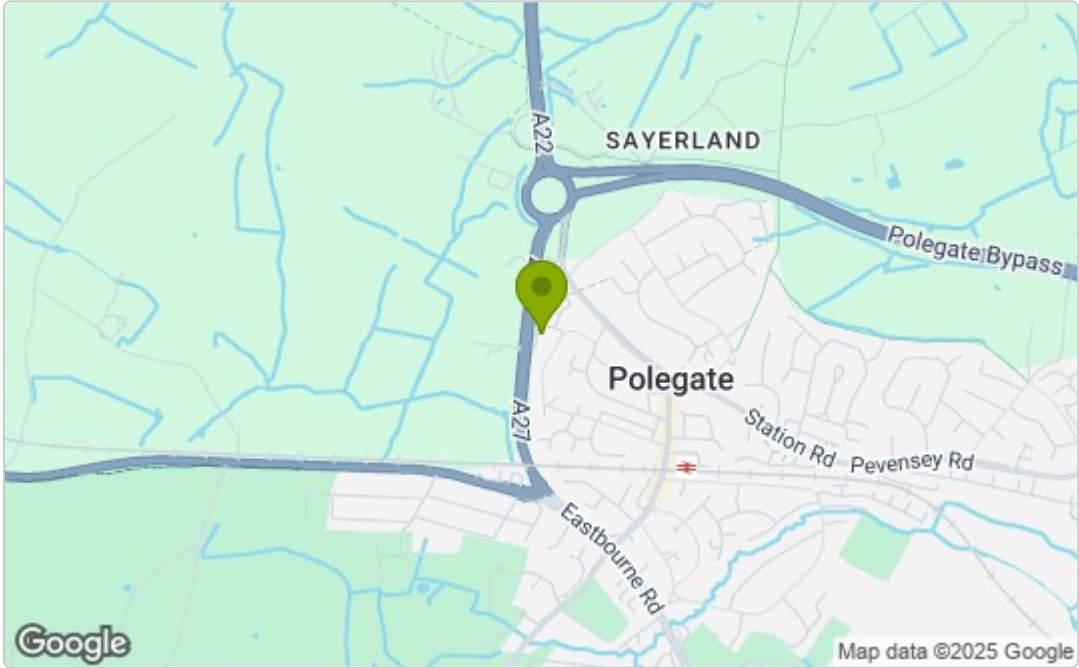
Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 66 m²/713 sq.ft
FLOOR 1: 66 m²/713 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

