



21 Bernhard Gardens, Polegate, BN26 5JN

£315,000



Enjoying a great location within easy walking distance of Polegate High Street and railway station, a THREE BEDROOM, end of terrace house which is now in need of some updating. Enjoying the benefit of a 19'2 x 16 (max) lounge/dining room, a ground floor cloakroom, GARAGE and two parking spaces. Available with NO CHAIN.



Front door to: Council tax band: D

Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator, door to:

Ground floor cloakroom

Suite comprising low level wc and wash basin, radiator, double glazed window to front.

Kitchen

11'10 x 8'10 (3.61m x 2.69m)
Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink. Spaces for appliances, double door to lounge, double glazed window to front.

Lounge/dining Room

19'2 x 16' narrowing to 11'4 (5.84m x 4.88m narrowing to 3.45m)
Two radiators, gas fire, two sets of double glazed door to rear garden.

First floor landing

Access to loft space

Bedroom One

Built in double wardrobes, radiator, double glazed window and door to front 'Juliet' balcony.

Bedroom Two

12 x 10'5 (3.66m x 3.18m)
Built in double wardrobe, radiator, double glazed window to rear providing views of The Downs.

Bedroom Three

9 x 8'5 (2.74m x 2.57m)
Radiator, double glazed window to rear providing views of The Downs.

Bathroom

In a white suite comprising panelled bath with shower over, low level wc, wash basin, radiator, double glazed window to front.

Outside

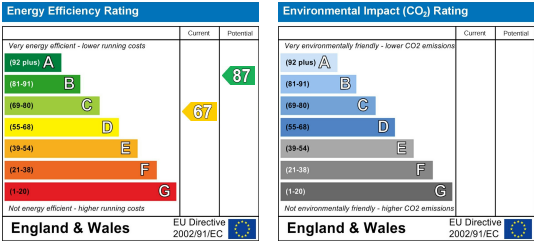
Front garden - laid to lawn

Rear Garden - laid to lawn with timber shed and gated rear access, enjoying views to The South Downs.

Garage located at the rear of the house with two off road parking spaces.



Measurements are approximate. Not to scale. For illustrative purposes only.



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