



Situated in the sought after Stud Farm Estate and backing onto the farm, within easy reach of Polegate High Street and mainline train station is an exciting opportunity to purchase this light and spacious semi-detached bungalow. This CHAIN FREE property offers fabulous scope for modernisation and possible extension, subject to consents. Entering the property through the porch, you reach a bright entrance hallway which leads onto the bay fronted lounge with fireplace. The main bedroom is also bay fronted which allows for plenty of light, whilst bedroom two overlooks the conservatory and rear garden. There is also a modern family bathroom. The kitchen has been refitted in a modern style and is well-equipped with plenty of space for appliances. To the rear of the property, there is a lean-to extension and a conservatory. The rear garden is beautifully landscaped and perfect for any keen gardeners. This property's location enjoys a sense of community and is positioned close to Polegate high street with its many shops, amenities and mainline railway station providing excellent links to London, Brighton, Eastbourne & Gatwick.

Guide Price £325,000-£335,000

Tenure Freehold | Council Tax Band- C



7 Sunstar Lane, Polegate, BN26 5HS



Entrance Porch- Single glazed door to front.

Entrance Hall- Carpet flooring. Loft access.

Lounge - 3.66m x 3.63m (12'0" x 11'11")- Double glazed bay window to rear. Fireplace. Carpet flooring. Coved ceiling.

Kitchen - 3.63m x 3.05m (11'11" x 10'0")- Double aspect room with double glazed windows to rear and side and double glazed door to rear. Vinyl flooring. Radiator. Boiler. Fully fitted with a range of wall and base units with space and plumbing for washing machine and fridge/freezer. Single electric oven. Work surfaces with inset 4 burner gas hob and stainless steel sink and drainer unit with tiled splashback.

Lean To

Conservatory- Timber conservatory. Power & tap.

Bedroom One - 3.33m x 3.18m (10'11" x 10'5")- Double glazed bay window to front. Radiator.

Bedroom Two - 3.33m x 3.18m (10'11" x 10'5")- Double glazed window to rear. Radiator.

Bathroom- Double glazed opaque window to rear. Vinyl flooring and partially tiled walls. Radiator. Shaver point. Modern suite comprising of bath with mixer taps and shower attachment over, wash hand basin and W.C.

Front Garden- Laid to lawn with pathway leading to front door.

Rear Garden- Mainly laid to lawn with patio area and shingle. Fencing surrounds with mature trees, shrubs, flower beds and borders. Gated side access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



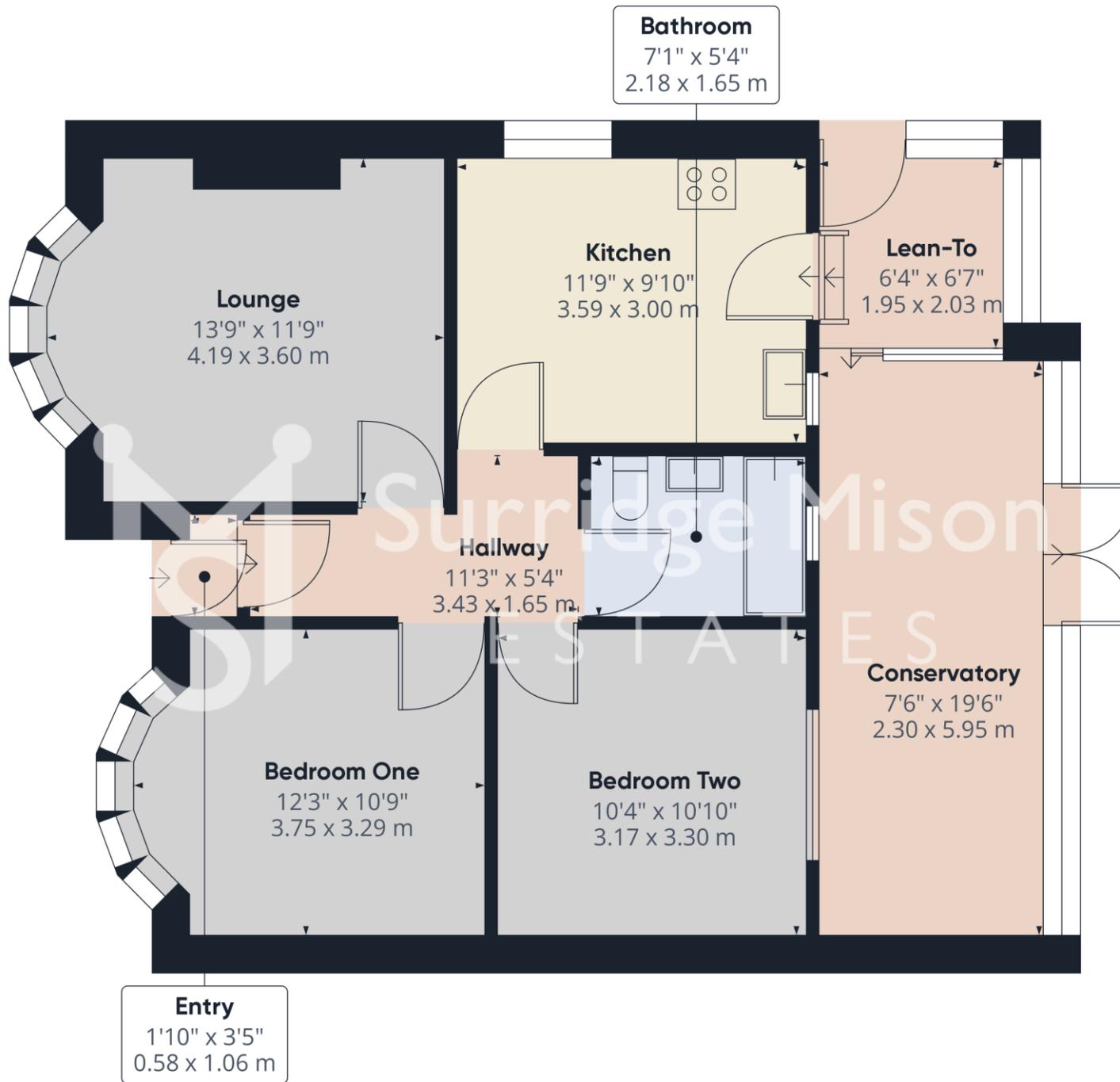
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Approximate total area⁽¹⁾
805.33 ft²
74.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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