



BROOK GAMBLE



77 Brightling Road, Polegate, BN26 5AX

£360,000

Brook Gamble are delighted to be offering an EXTREMELY WELL PRESENTED two bedroom DETACHED bungalow in the popular Brightling Road in Polegate. Having been IMPRESSIVELY IMPROVED by the current owners, with a modern fitted gloss fronted kitchen and OAK WORKTOPS, LUXURIOUS BATHROOM WITH UNDER FLOOR HEATING, gas central heating and double glazing, lounge with open fire, CONSERVATORY and DRIVEWAY providing off road parking for vehicles, and GARAGE with electric door, power and lighting. Sole Agents.

Double glazed front door to:

Entrance Porch

Double glazed door to:

Entrance Hall

Storage cupboard with further cupboard above. Radiator. Hatch to loft. Recessed ceiling spotlights. Oak flooring.

Kitchen 9'2" x 7'10" (2.8 x 2.4)



Fitted with a range of floss fronted wall and base units. Oak worktop. Single bowl sink unit with mixer tap. Tiled splashback. Inset four ring gas hob with extractor hood above and electric oven below. Fitted fridge freezer. Fitted Hotpoint dishwasher. Space and plumbing for washing machine. Wall mounted Worcester boiler. Ceiling coving. Recessed ceiling spotlights. Tiled floor. Double glazed window to side aspect.

Open Plan Lounge/Dining Room 13'5" x 12'1" (lounge) 8'2" x 7'10" (dining area) (4.1 x 3.7 (lounge) 2.5 x 2.4 (dining area))



Open fire with feature fire surround and hearth. Radiator. Ceiling coving. Recessed LED lighting. Oak flooring. Double glazed window to rear aspect. Double glazed door to side. Sliding patio doors to:

Conservatory

Sliding patio doors leading onto rear garden.

Bedroom 1 12'1" x 11'1" (3.7 x 3.4)



Radiator. Ceiling coving. Double glazed bay window to front aspect.

Bedroom 2 10'2" x 10'2" (3.1 x 3.1)



Radiator. Ceiling coving. Double glazed window to front aspect.

Bathroom



White suite comprising bath with mixer tap, shower with riser rail, rainfall shower head, shower attachment and concertina shower screen, wash hand basin inset into vanity unit and low level WC. Shaver point. Heated towel ladder. Fully tiled walls. Recessed ceiling spotlights. Tiled flooring with under floor heating. Double glazed window to side aspect.

Outside



The property enjoys the benefits of front and rear gardens. The front garden is laid partly to lawn with large gravel driveway providing off road parking for vehicles. The garden is enclosed by wall and timber fencing.

The westerly facing rear garden is laid mainly to lawn with paved patio area and an attractive variety of plants, shrubs and trees. The garden is enclosed by timber fencing.

From front garden, driveway leads to:

Garage 20'0" x 7'10" (6.1 x 2.4)

Electric up and over door. Power and light connected. Personal door to rear garden.

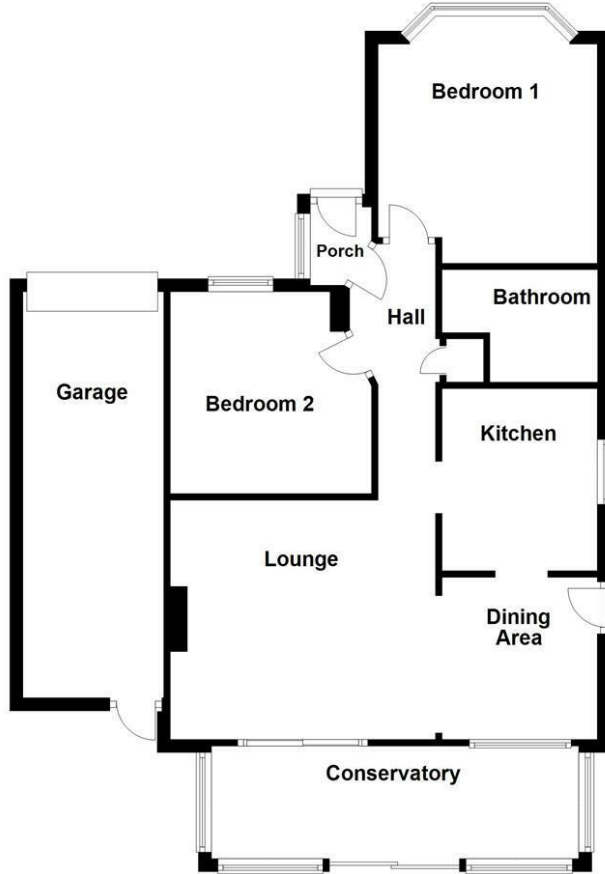
Other Information

Council Tax Band D

The total floor area is 63 square metres

Floor Plan

Detached Bungalow

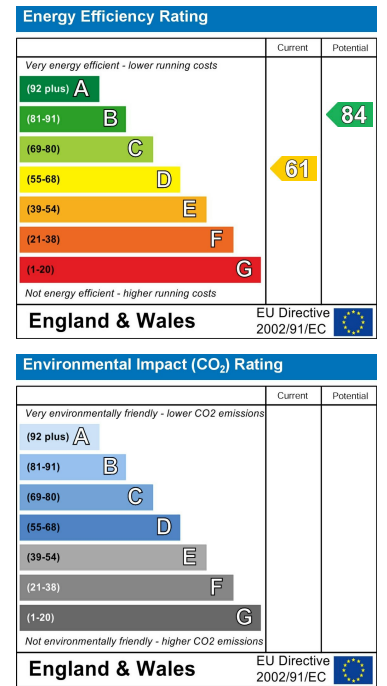


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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