



BROOK GAMBLE



10 Courtland Road, Polegate, BN26 5BE

£499,950

Brook Gamble are delighted to offer to the market this beautifully presented and substantially extended 3 bedroom detached bungalow in Polegate. Boasting wonderful modern open-plan living accommodation, the bungalow has been the subject of extensive extension and renovation by the present. With the open plan Kitchen/Dining area measuring 24' in width, this property offers comfortable accommodation for families, as well as those looking for entertaining space. The bi-fold doors lead onto the attractive rear garden which in turn leads to the home office/summerhouse which is ideal for those looking to work from home. Further benefits include gas central heating and uPVC double glazing, a good sized utility room and a garage. The driveway offers off street parking for several vehicles. Polegates' mainline railway station is just a few hundred yards distant whilst bus services to Eastbourne, Hailsham and surrounds run nearby though the bungalow itself is situated in a cul-de-sac location. Viewing is considered essential to fully appreciate all this wonderful property has to offer. Sole agents.

Entrance Hall

Frosted patterned UPVC double glazed front door opening into Entrance Porch; with laminate wood effect flooring, panelled glazed inner door to Entrance Hall; with inset ceiling spotlights, hatch to loft space, cloaks cupboard with shelving, laminate wood effect flooring, cupboard housing wall mounted gas boiler with slatted shelving below, vertical radiator.

Lounge 14'1 x 12'4 (4.29m x 3.76m)

Wood-burning stove with wooden mantle above, frosted UPVC double windows to side, inset ceiling spotlights, vertical radiator, laminate wood effect flooring, open plan to Dining Area.

Dining Area 24'3 x 10'5 (7.39m x 3.18m)

Measurement is for full width of Kitchen/Dining Area. Dining area has vertical radiator, inset ceiling spotlights, roof lantern, laminate wood effect flooring, bi-fold doors to Rear Garden.

Kitchen 18'4 x 10'10 (5.59m x 3.30m)

Kitchen Island housing single drainer sink unit, with mixer tap and cupboard below. Integrated dishwasher, bin drawer and base units. Further drawers and base units with working surfaces over incorporating four ring inset ceramic hob with ceramic splashback and cooker hood above. Electric double oven, integrated microwave, space for American-style fridge-freezer, vertical radiator, inset ceiling spotlights, open plan to Dining Area with bi-fold doors to Rear Garden.

Utility Room 6'11 x 6'4 (2.11m x 1.93m)

Single drainer sink unit with mixed taps and cupboards below. Space and plumbing for washing machine. Space for tumble dryer. Laminate wood effect flooring, extractor fan, inset ceiling spotlights, UPVC double glazed door to side.

Bedroom 1 13'5 x 11'4 (4.09m x 3.45m)

Radiator, inset ceiling spotlights, UPVC double glazed window to front.

Bedroom 2 11'6 x 8'6 (3.51m x 2.59m)

Radiator, inset spotlights, UPVC double window to side, UPVC double glazed window to front.

Bedroom 3 11' into bay x 9'6 (3.35m into bay x 2.90m)

Inset ceiling spotlights, radiator, UPVC double glazed window to side.

Bathroom 8'2 x 7'4 (2.49m x 2.24m)

Bath with mixer taps and shower attachment. Rainfall showerhead, glazed shower screen, wash basin inset into vanity unit with drawers below. Low flush WC, tiled floors and walls, inset ceiling spotlights, extractor fan, heated towel rail, frosted UPVC double windows to side.

Outside

The rear garden measure approximately 60' in length with a raised decked patio leading onto lawn. The garden has a pathway to the Garden Office and is enclosed by timber fencing and hedge borders. There is a gate for side access.

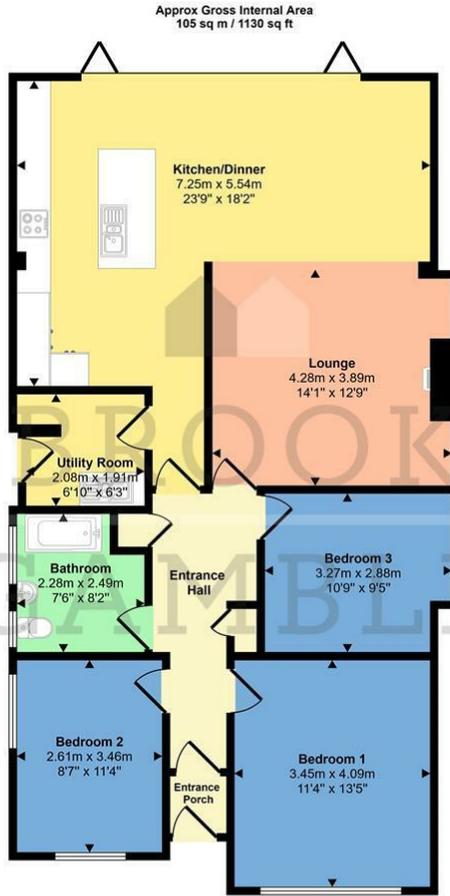
Garden Office / Summerhouse / Treatment Room 9'6 max x 14'8 max (2.90m max x 4.47m max)

Two wall mounted electric heaters, inset ceiling spotlights, single bowl sinking unit with mixer taps and cupboards below. Wall units, working surfaces. Cloakroom with low flush WC with integrated wash basin above. Tiled slashback, extractor fan, inset ceiling spotlight, UPVC double glazed window to front, frosted UPVC double glazed door.

Garage 16'1 in length (4.90m in length)

With up and over door, light and power and personal door to Rear Garden.

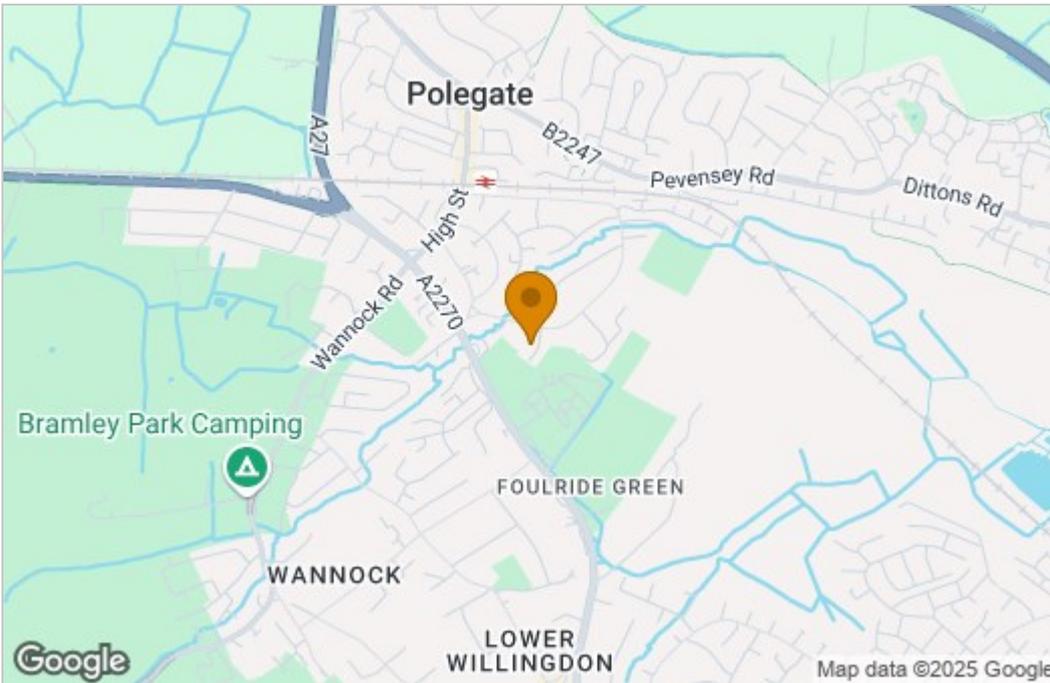
Floor Plan



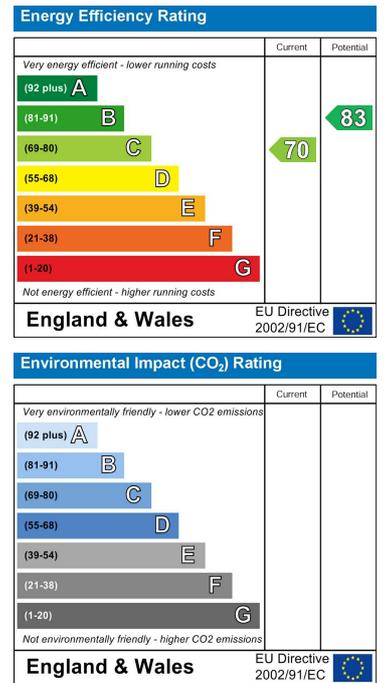
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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