



237 Eastbourne Road
Polegate, BN26 5DL

Guide price £650,000



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Phil Hall Estate Agents is delighted to be marketing this spacious detached property offering versatile accommodation throughout set in a non-estate location and yet within walking distance to Polegate train station and shops.

As you enter the property you approach the front vestibule with double doors leading into the entrance hall with access to the ground floor accommodation and stairs leading to the first floor landing.

The spacious living room/dining room offers plenty of space and offers a great size living area with plenty of space for dining room table. A set of sliding doors allows direct access to the rear garden. The living room benefits from a delightful log burner with surround and brings the character to this room with a selection of built in storage cupboards.

The modern fitted kitchen/dining room is fitted with a range of wall mounted and matching base units with work surface over and offers plenty of space for a dining room table turning this room into the heart of the property and perfect for entertaining. The mix of modern units is complimented with original character features which includes a stunning gas fire with brick built surround. Off the kitchen is a separate utility room with plenty of space for a selection of freestanding appliances.

The ground floor also benefits from a modern fitted shower room, bedroom four and five have been knocked through offering versatile accommodation and could be separated into two separate bedrooms and to the rear is either an additional reception room/bedroom six with direct access to the rear garden.

Leading up the stairs are a further three bedrooms and another family bathroom with panelled enclosed bath and a separate shower cubicle.

To the rear is a spacious Southerly facing rear garden comprising of a paved patio area adjoining the property leading to an area of lawn beyond with a selection of tree and hedge borders and to the front is a driveway providing off road parking for several vehicles





Guide Price £650,000 to £675,000

Entrance Hall

Living Room/Dining Room
23'02 max x 21'5 max (7.06m max x 6.53m max)

Kitchen/Breakfast Room
21'0 x 14'3 (6.40m x 4.34m)

Utility Room
9'00 x 8'00 (2.74m x 2.44m)

Ground Floor Shower Room

Reception Room/Bedroom Six
16'2 x 15'11 (4.93m x 4.85m)

Bedroom Five
11'8 x 10'11 (3.56m x 3.33m)

Study/Bedroom Four
11'8 x 10'0 (3.56m x 3.05m)

First Floor Landing

Bedroom One
13'8 x 11'8 (4.17m x 3.56m)

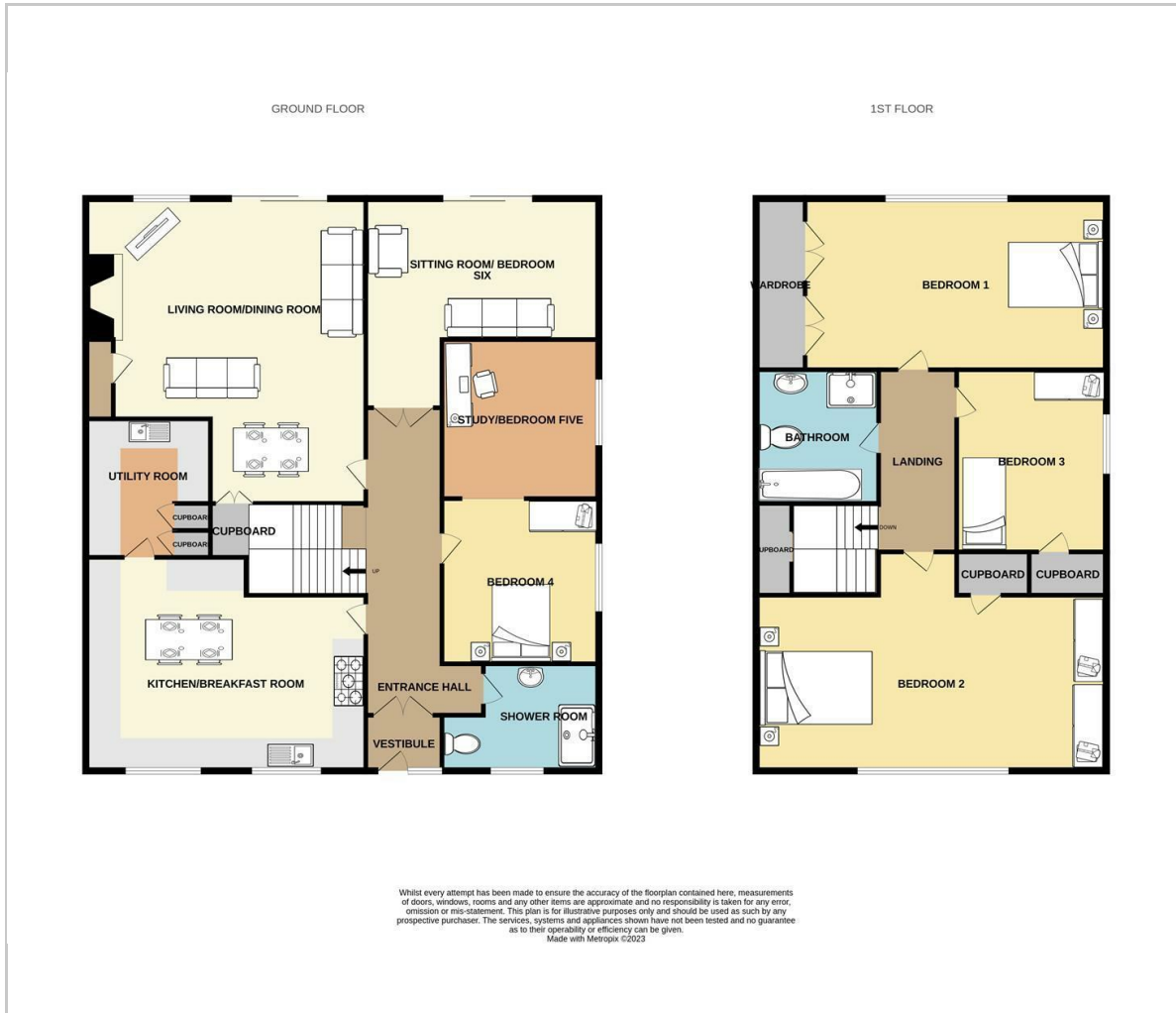
Bedroom Two
15'0 x 8'6 (4.57m x 2.59m)

Bedroom Three
11'1 x 8'7 (3.38m x 2.62m)

Family Bathroom



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

