



2 Willow Drive
Polegate, BN26 5DN

Guide price £350,000



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Phil Hall Estate Agents welcomes to the market Willow Drive, Polegate - an extremely well-presented two-bedroom detached bungalow situated in a sought-after location, just a short walk from Polegate town centre, the train station, and other local amenities. This charming home offers both comfort and convenience, making it an ideal choice for those seeking a tranquil yet accessible lifestyle.

Upon entering the property, you are greeted by a welcoming front vestibule, leading into a spacious L-shaped entrance hall that provides access to all areas of the home. To the right, you'll find the bright and airy living room, featuring large windows to the front and side, allowing for plenty of natural light.

Continuing through the home, you'll discover the separate kitchen, which has been thoughtfully designed to combine modern convenience with timeless style. The kitchen is equipped with an array of sleek, contemporary units that provide ample storage and workspace. The integrated appliances include a four-ring gas hob with an extractor hood, an electric oven, a dishwasher, and a fridge/freezer—all seamlessly integrated to maintain the clean, uncluttered aesthetic.

The kitchen also offers direct access to a delightful lean-to dining room, which serves as a versatile extension of the living space. This area is perfect for casual dining or as a sunroom, offering a light-filled environment with doors leading to both the front and rear gardens as well as the garage, ensuring a seamless transition between indoor and outdoor living.

Both bedrooms are generously sized doubles. The front-facing master bedroom boasts fitted wardrobes, offering ample storage space, while the second bedroom, positioned at the rear of the property, enjoys tranquil views over the garden.

The contemporary bathroom is well-appointed with a panel-enclosed bath, a close-coupled WC, and a wash hand basin, designed for both practicality and style.





Guide Price £350,000 to £375,000

LOCATION, LOCATION, LOCATION

Willow Drive's location is one of its most attractive features. Situated in a sought-after area of Polegate, the bungalow is just a short stroll from the town centre, where you'll find a variety of shops, cafes, and essential services. The proximity to Polegate train station is particularly convenient, offering regular services to London and the South Coast, making it an ideal base for commuters or those who enjoy regular trips to the city.

In addition to its urban conveniences, the property is also within easy reach of the surrounding countryside, providing ample opportunities for walking, cycling, and exploring the natural beauty of the area.

Entrance Vestibule

Entrance Hall

Living Room

14'5 x 12'10 (4.39m x 3.91m)

Kitchen

10'01 x 9'05 (3.07m x 2.87m)

Lean to Dining Room

16'01 x 4'08 (4.90m x 1.42m)

Bedroom One

13'00 x 11'03 (3.96m x 3.43m)

Bedroom Two

11'03 x 9'05 (3.43m x 2.87m)

Bathroom

8'07 x 6'01 (2.62m x 1.85m)

Garage

16'00 x 8'03 (4.88m x 2.51m)

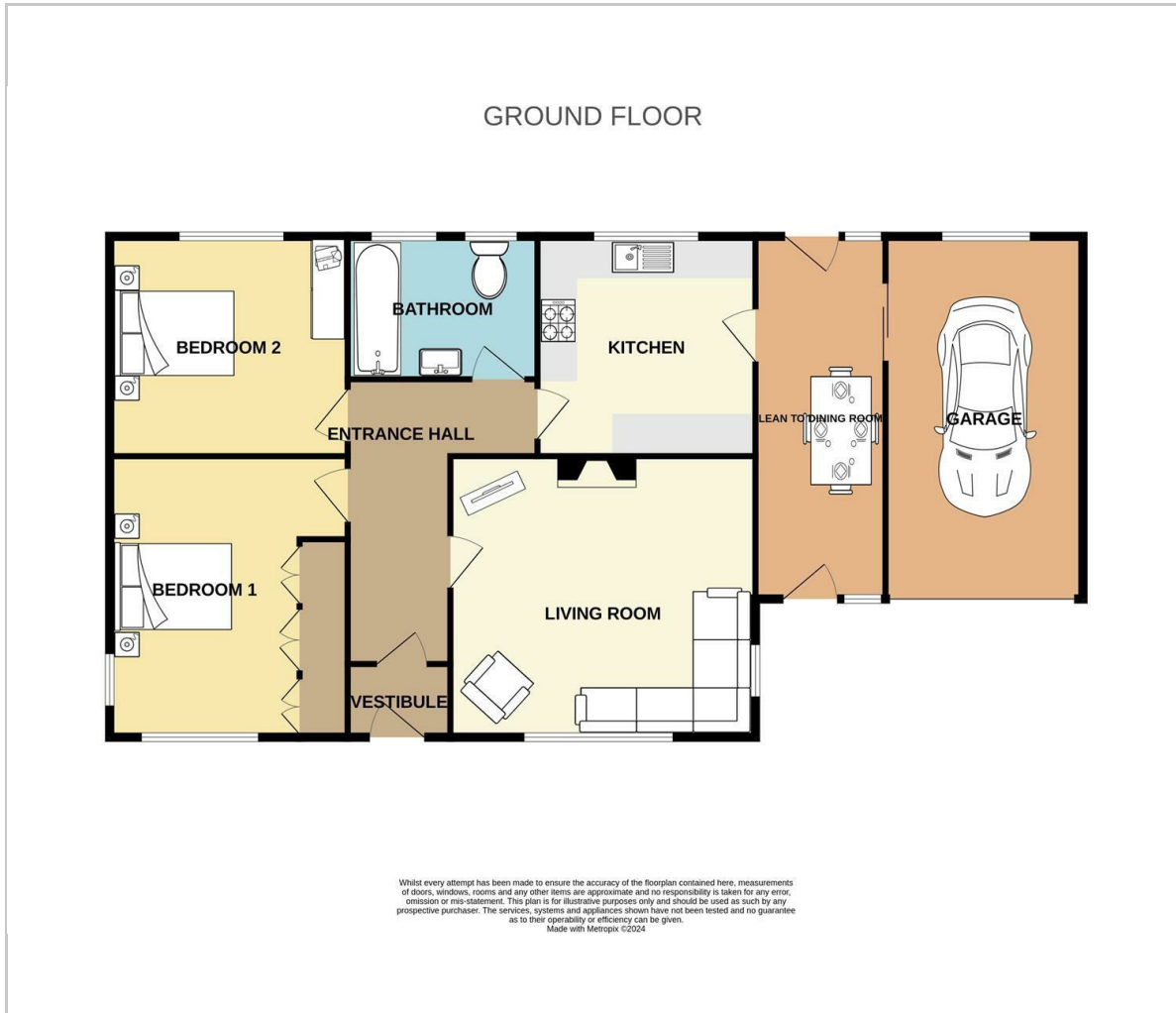
Outside

The outdoor spaces of Willow Drive have been designed with low-maintenance living in mind, ensuring you can spend more time enjoying your surroundings and less time on upkeep. The rear garden is a private and enclosed sanctuary, primarily laid with high-quality artificial grass that remains green and vibrant throughout the year, without the need for constant care.

The garden is bordered by well-tended shrubs, adding a touch of nature to the space and creating a peaceful, verdant backdrop. Whether you're entertaining guests, enjoying a quiet morning coffee, or simply soaking up the sun, this garden provides the perfect setting. The lean-to dining room enhances the connection to the outdoors, making alfresco dining a regular pleasure.

To the front of the property, the off-road parking and single garage offer practical solutions for vehicle storage, with the garage also providing additional space for hobbies or storage. The front garden adds curb appeal, contributing to the overall charm of the property.

Floor Plan



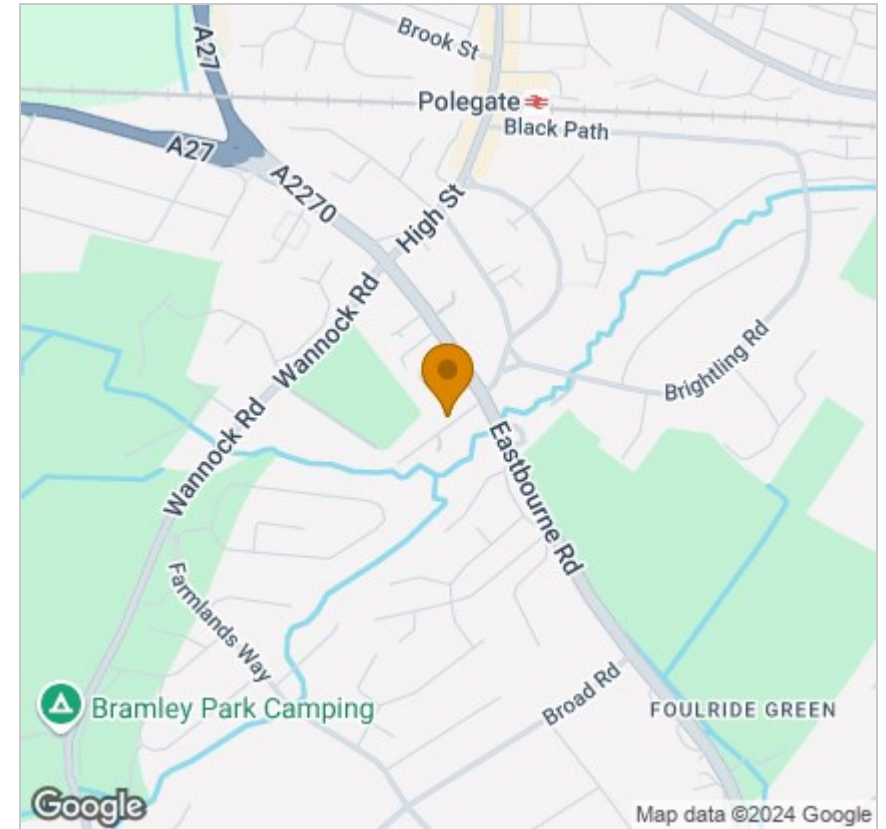
Viewing

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

