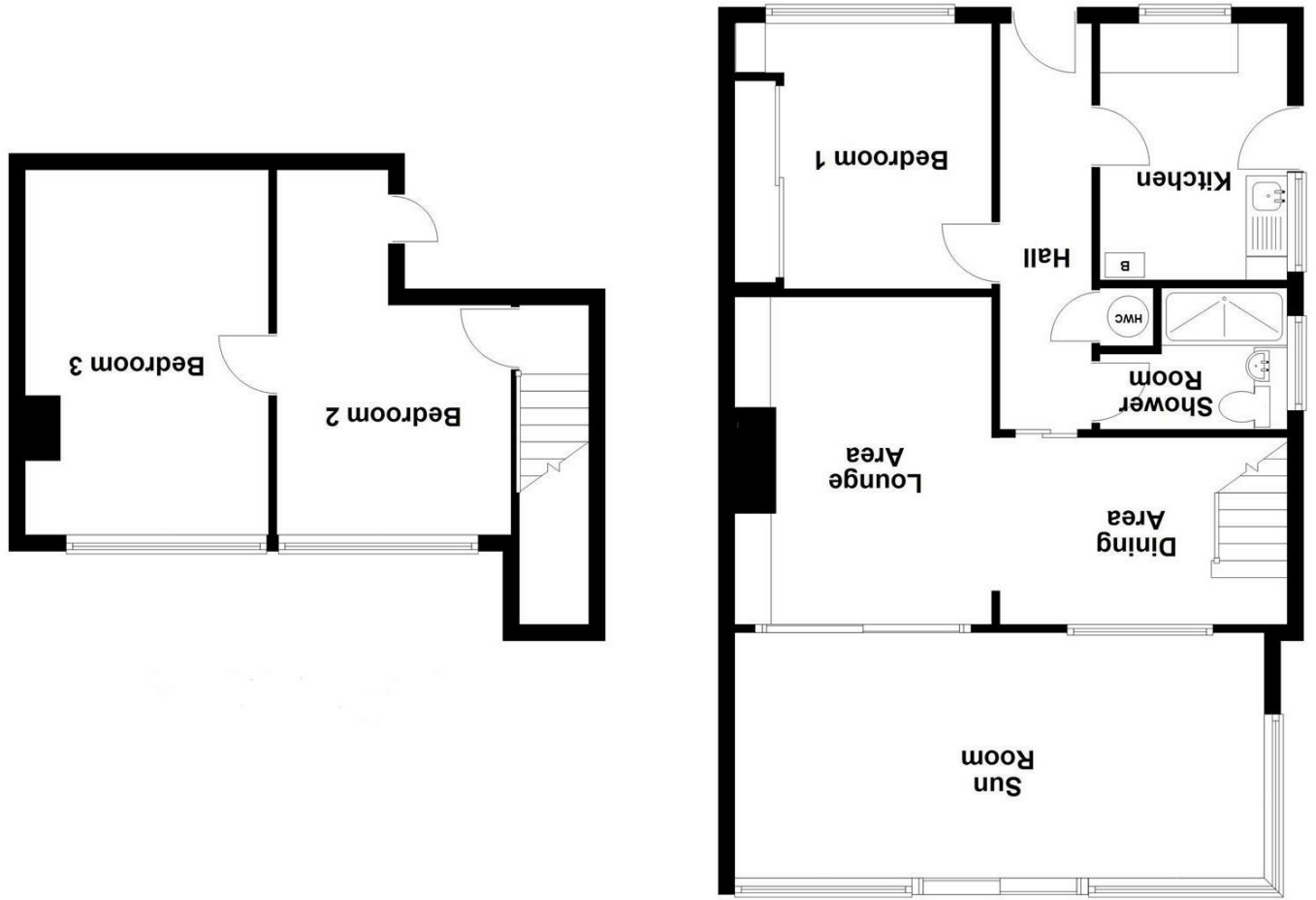


Energy Efficiency Rating	
Current	Potential
87	29

Energy Efficiency Rating Legend (EU Directive 2002/91/EC):
 A (92-100) Very energy efficient - lower running costs
 B (81-91) Energy efficient
 C (69-80) Decent
 D (55-68) Average
 E (39-54) Below average
 F (21-38) Poor
 G (1-20) Not energy efficient - higher running costs



Hastings Close, Polegate



- GUIDE £265,000 - £285,000
- Modernisation Required
- 3-Bedrooms
- Living Room
- Large Sun Room
- G/F Shower Room/wc
- Gas c/h & Dbl glz
- 55' Rear Garden
- Good Size Garage
- NO CHAIN



Freehold

£265,000

Guide price

3 BEDROOM 2 RECEPTION 1 BATHROOM 1 GARAGE

Hastings Close, Polegate

Hastings Close, Polegate

DESCRIPTION

GUIDE PRICE £265,000 - £ 285,000 - SEE OUR 360 VIRTUAL TOUR - A 3-BEDROOMED SEMI DETACHED CHALET STYLE BUNGALOW WHICH HAS REMAINED WITHIN THE SAME FAMILY SINCE BUILT IN THE 1960s. The property does require modernisation and the accommodation provides an L-shaped lounge/dining room, a large sun room, kitchen, ground floor bedroom and shower room/wc, and we are informed the original loft was converted into two interlinking bedrooms around 1970. There is also a gas fired central heating system, double glazing and outside is off road parking to the front, a good size garage, and a mature 55' westerly rear garden. Polegate High Street is approximately 3/4 of a mile and has various shops, medical centres and a mainline railway station. Bus services pass along Pevensey Road, where there is also a local convenience store. From the end of nearby Levett Road, is access to The Cuckoo Trail providing many countryside walks and cycling routes. NO ONGOING CHAIN.



Hastings Close, Polegate

Entrance

Part frosted double glazed panelled front door leading to the hallway.

Hallway

Electric meter cupboard, telephone point, radiator, digital thermostat, built-in airing cupboard housing the hot water cylinder.

Kitchen 3.18m x 2.29m (10'5 x 7'6)

Consisting of base units with cupboards and drawers, worktops, sink unit with mixer tap and cupboard under, plumbing for washing machine, electric cooker point, various wall units, floor standing Potterton gas fired boiler, wall programmer for central heating & hot water, radiator, tiled walls, double glazed window to front, part frosted double glazed door with adjacent double glazed window to side.

Bedroom One 3.23m x 2.54m (10'7 x 8'4)

Having fitted wardrobes with sliding doors, adjacent fitted unit, television point, telephone point, radiator, double glazed window to front.

Shower Room

Consisting of a good size shower cubicle with wall shower controls and attachment, sliding shower screen doors, vanity unit with wash hand basin having mixer tap and cupboard under, wc, wall cupboard, radiator, tiled walls, Dimplex fan heater, frosted double glazed window.

Dining Room 3.56m x 2.29m (11'8 x 7'6)

With double glazed window into sun room, stairs to first floor and opens through to lounge area. Stairs from the Dining Area to the First Floor.

Lounge 3.99m x 2.72m (13'1 x 8'11)

Having a fitted gas fire with surround display, fitted units into both recesses with fitted shelving above, radiator, double glazed sliding door to Sun Room.

Sun Room 6.63m x 3.00m (21'9 x 9'10)

Having double glazed windows, power & light, tiled floor and double glazed sliding door to the rear garden.

Bedroom Two 4.27m x 2.87m (14'0 x 9'5)

L-shaped in design with some sloping ceilings, television point, radiator, double glazed window to rear with eaves storage under, door to boarded loft/eaves with light, further door to Bedroom 3

Bedroom Three 4.47m x 2.87m (14'8 x 9'5)

Having sloping ceilings, double glazed window to rear with eaves storage under, television point, radiator.

Outside

The front is brick paved providing Off Road Parking, well stocked flower borders having a variety of established plants and small trees.

Rear Garden

The rear garden enjoys a westerly aspect and please note there are two support frames of the electricity pylon placed within the garden, paved and lawn areas, many mature trees and established plants, small pond, partly covered side entrance with outside tap and gate.

Garage 7.26m x 2.90m (23'10 x 9'6)

(these are approximate internal measurements) two side doors, power & light, up-and-over door.

Council Tax

The property is in Band C. The amount payable for 2024-2025 is £2,216.62. This information is taken from voa.gov.uk

EPC-F - approximately 75 square metres or 807 square feet.