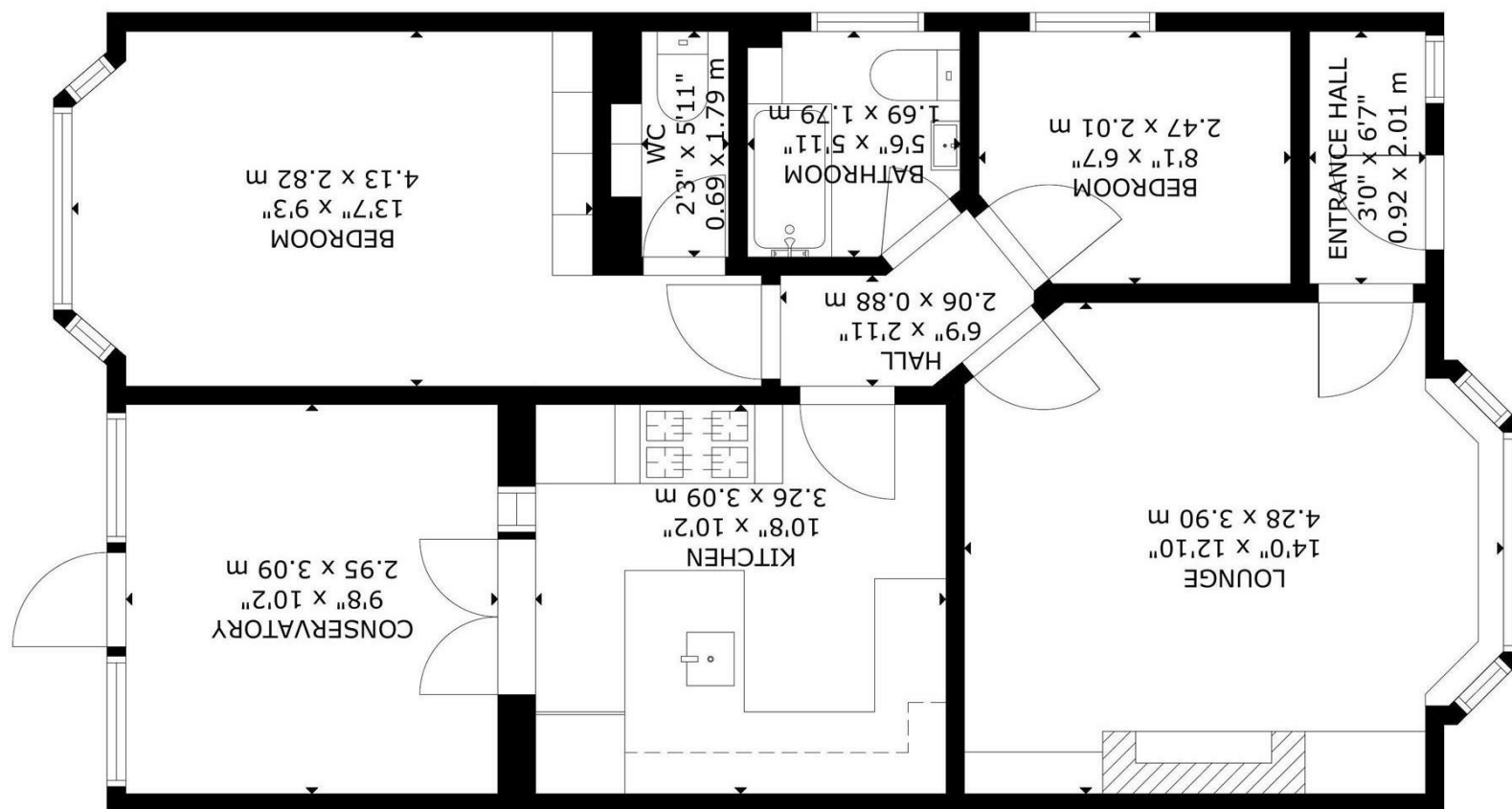




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48 High Street | East Sussex | Polegate | BN26 6AG



Energy Efficiency Rating	
Very efficient - lower running costs	Very inefficient - higher running costs
A (82-91)	F (13-20)
B (69-81)	G (1-10)
C (54-68)	
D (39-53)	
E (29-38)	
F (13-20)	
G (1-10)	

EU Directive 2002/91/EC

Station Road, Polegate



- Refurbished Semi Detached Bungalow
- Walkable To High Street And Station
- Kitchen
- Conservatory
- Spacious Living Room
- Off Road Parking
- Large Workshop
- South Facing Garden
- En-Suite Bathroom
- Seperate WC



Freehold

£325,000

2 BEDROOM 2 RECEPTION 1 BATHROOM GARAGE

Station Road, Polegate

Station Road, Polegate

DESCRIPTION

A TASTEFULLY PRESENTED 2-BEDROOMED SEMI DETACHED BUNGALOW SITUATED CLOSE TO POLEGATE HIGH STREET HAVING A DELIGHTFUL SOUTHERLY REAR GARDEN WITH A LARGE WORKSHOP. The property was built in the 1930s by Twine Builders and the owners have refurbished the bungalow and now features a fitted kitchen to include oven, hob and extractor with access to a conservatory, a most comfortable bay fronted living room, an extended bay fronted master bedroom having wardrobes and an en suite wc, and there is a separate bathroom/wc. The bungalow is nicely decorated with new floor coverings and also has a recently installed gas fired central heating system, modern electrics and there is double glazing. Outside at the front, is off road parking and a particular feature is the southerly rear garden, which enjoys a good degree of seclusion, and includes a large workshop. Polegate High Street has various shops, medical centres, bus services and a mainline railway station. Also close by, from Oakleaf Drive, is access to The Cuckoo Trail, providing many countryside walks and cycling routes, and from the end of Hailsham Road, is access to the A22 and A27.



Station Road, Polegate

Entrance

Part frosted double glazed front door into an Entrance Hall, radiator, coloured stained glass port hole window, door to Bay Fronted Living Room.

Living Room 3.96m x 3.35m (13'0 x 11'0) a most comfortable room having a modern electric fire with timber display mantles above and below, fitted units into recesses either side - one having a storage unit with space for television and the other has a storage unit housing the consumer unit and electric meter with shelving above, radiator, Openreach socket, double glazed bay window to front, door to inner Hall.

Inner Hall

Radiator, access via ladder to insulated loft and part boarded loft with light and also houses a recently installed Glow-Worm combi boiler.

Bedroom One 3.94m x 2.84m (12'11 x 9'4) (the minimum measurement is taken from the wardrobes to window) To include fitted wardrobes and a bedside cabinet, television aerial, telephone point, radiator, two wall light points, double glazed bay window with fitted storage unit, overlooking the delightful rear garden.

En-suite/wc

With wc, wash hand basin having mixer tap and cupboards under, adjacent fitted shelving.

Bedroom Two 2.49m x 2.06m (8'2 x 6'9) Radiator, double glazed window to side.

Bathroom

Modern white suite consisting of a small bath with mixer tap and shower screen, thermostatically controlled wall shower and attachment with

separate rain head shower above, small wash hand basin with mixer tap, fitted storage unit, radiator, extractor, inset ceiling spotlights, tiled effect panelled walls, frosted double glazed window.

Kitchen

3.30m x 3.02m (10'10 x 9'11) Tastefully fitted having an inset sink with mixer tap set into a large work surface area/breakfast bar, base units incorporating cupboards and drawers with matching work surfaces above, wall units with pelmet lighting, AEG five ring gas hob with Russell Hobs extractor above, further base units with cupboards and drawers, Lamona electric oven with integrated washing machine under and storage cupboard above, radiator, appliance space, ceramic tiled walls, double glazed doors to conservatory.

Conservatory

2.92m x 2.82m (9'7 x 9'3) Ideal as a dining area having a radiator, television aerial, pitched roof and double glazed door to the delightful rear garden.

Outside

The front provides Off Road Parking and is partly laid to stone, hedging lines the boundaries.

Rear Garden

The delightful rear garden enjoys a southerly aspect with a good degree of seclusion surrounded by well stocked flower borders having a variety of established plants and trees - some being fruit bearing, timber decking, pond with water feature, a lovely and recently constructed covered pergola with a plastic corrugated roof and provides a relaxing/socialising area, side access with gate and outside tap.

Workshop 5.61m x 2.36m (18'5 x 7'9) (approximate internal measurements) With fitted work benches, power and light.