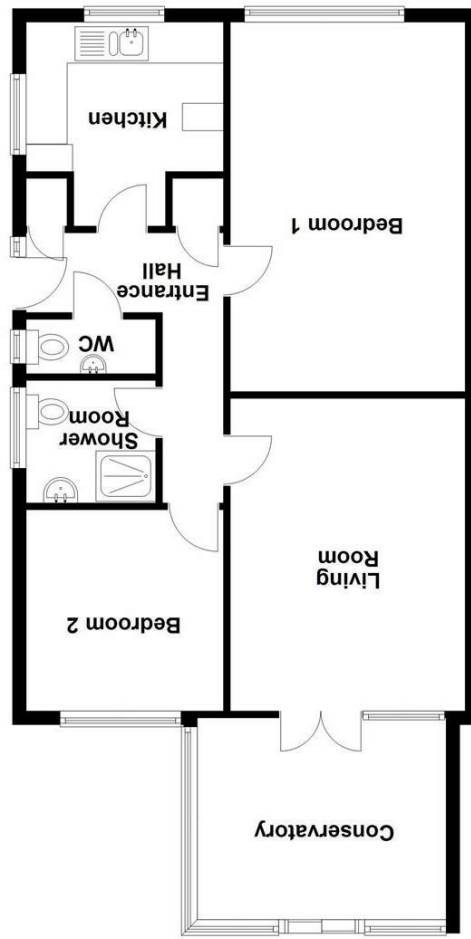




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48 High Street | Polegate | East Sussex | BN26 6AG



Energy Efficiency Rating	
Current	Potential
<b>C</b>	<b>B</b>

Very energy efficient - lower running costs (82-92kWh)

Energy efficient - lower running costs (69-81kWh)

Decent (55-68kWh)

Some energy efficiency improvements needed (45-54kWh)

Needs energy efficiency improvements - higher running costs (27-54kWh)

Very poor energy efficiency - highest running costs (11-26kWh)

EU Directive 2002/91/EC

England & Wales

St. Johns Road, Polegate



- Walkable To High Street And Station
- Large Living Room
- Modern Kitchen
- Well Presented Throughout
- Driveway Leading To Garage
- Gas Central Heating
- Two Double Bedrooms
- Landscaped Garden
- Double Glazed Throughout



£345,000

2 BEDROOM

1 RECEPTION

1 BATHROOM

GARAGE

St. Johns Road, Polegate



## St. Johns Road, Polegate

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### DESCRIPTION

A SPACIOUS AND TASTEFULLY PRESENTED 2-BEDROOMED SEMI DETACHED BUNGALOW LOCATED IN A SOUGHT AFTER ROAD CLOSE TO THE HIGH STREET. The property is nicely decorated and features a comfortable living room with access into a double glazed conservatory overlooking the westerly rear garden, modern fitted kitchen, double size bedrooms - with a 17' x 11' main bedroom, tiled shower room with wc and further separate wc. There is also gas fired central heating with a combi boiler and double glazing. Outside is a nicely maintained front garden, which has views of The South Downs, driveway and garage with an electric door. The pleasant mature rear garden has a decking area and also extends to the side of the bungalow. Polegate High Street has various shops, medical centres, bus services and mainline railway station. There is a Tesco Garage at nearby Eastbourne Road, where buses also pass and from the end of Brightling Road, is access to The William Daley Fields, providing countryside walks. VIEWING IS STRONGLY RECOMMENDED.



## St. Johns Road, Polegate

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- Entrance Hall
- Separate WC
- Shower Room
- Kitchen
- Bedroom One 5.44 x 3.46 (17'10" x 11'4')
- Bedroom Two 3.09 x 2.92 (10'1" x 9'6')
- Living Room 4.60m x 3.45m (15'1 x 11'4 )
- Conservatory 3.66 x 2.97 (12'0" x 9'8")

