



St. Johns Road, Polegate



- Walking distance to station
- Spacious Semi Detached
- Tastefully Presented
- Large Living Room
- Conservatory
- Modern Kitchen
- 2 Double Bedrooms
- Shower/wc & Sep wc
- Westerly Garden
- Drive & Garage



Freehold

£345,000

2 BEDROOM    1 RECEPTION    1 BATHROOM    1 GARAGE

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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

Covered side entrance with outside light, part frosted double glazed front door into -

L-Shaped Entrance Hall

Kitchen 2.91m x 2.25m (9'6" x 7'4")

Living Room 4.59m x 3.46m (15'0" x 11'4")

Double Glazed Conservatory 3.66m x 2.97m (12'0" x 9'8")

Bedroom 1 5.44m x 3.46m (17'10" x 11'4")

Bedroom 2 3.09m x 2.92m (10'1" x 9'6")

Tiled Shower Room

Separate WC

Outside

The nicely maintained front garden enjoys views of The South Downs and is laid to lawn with well stocked flower borders having various established small trees and plants, paved area with dustbin store. Driveway to -

Garage 5.19m x 2.47m (17'0" x 8'1") (approximate internal measurements) an electric up-and-over door, window with adjacent glazed door to side area and rear garden, power and light.

Rear Garden

is of irregular shape enjoying a westerly aspect with area of lawn having well stocked flower borders with a variety of flowers and mature shrubs. There is also a pleasant decking area, which has a degree of seclusion and leads to the side, which is paved and has a small storage unit, shed, outside tap, access to garage and side gate.

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

Approximately 70 square metres or 753 square feet.