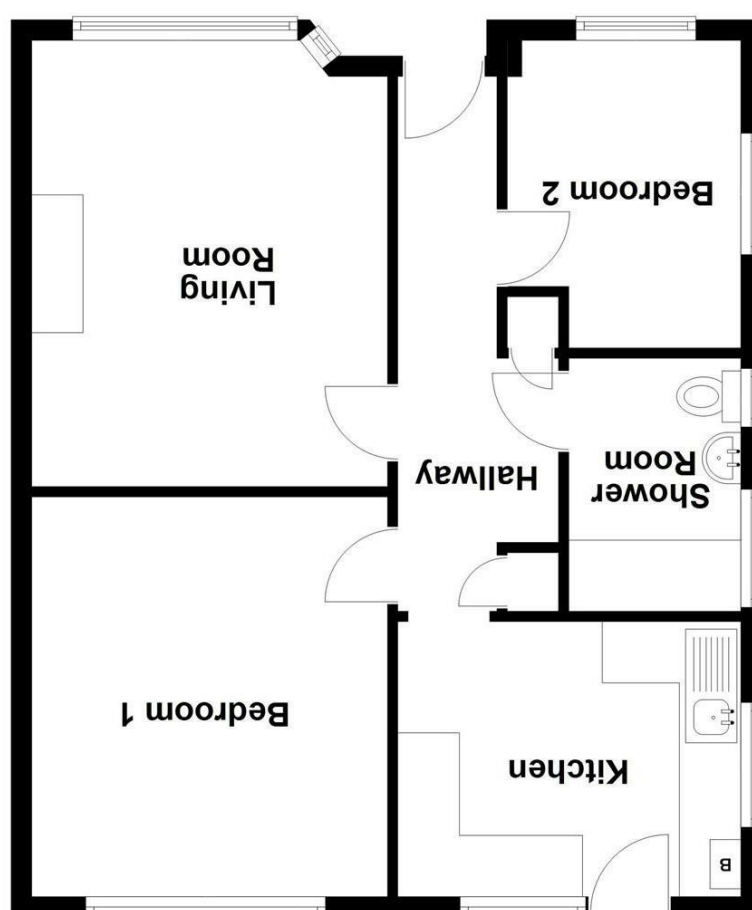




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England & Wales	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
A	100-110
B	81-99
C	61-80
D	41-60
E	21-40
F	1-20
G	1-20

Very energy efficient - lower running costs

Energy Efficiency Rating: 67

Dover Road, Polegate



- Two Bedroom Semi Detached
- Living Room
- Kitchen
- Gas Central Heating
- Double Glazing
- Driveway And Garage
- Modern Kitchen
- Contemporary Bathroom
- Approx 70" Rear Garden
- Potential To Extend (STPP)



Freehold

£285,000

2 BEDROOM 1 RECEPTION 1 BATHROOM GARAGE

Dover Road, Polegate

Dover Road, Polegate

DESCRIPTION

A 2-BEDROOMED SEMI DETACHED BUNGALOW HAVING A 70 REAR GARDEN LOCATED WITHIN 3/4 OF A MILE OF POLEGATE HIGH STREET. The property provides a living room, which enjoys a south-westerly aspect to the front, kitchen having direct access to the rear garden, a good size main bedroom and a tiled shower room/wc. There is a gas fired central heating system with a combi boiler (last serviced Nov 2023), double glazing and outside is a driveway to the side and an old garage/store. Also, subject to planning consents, the property offers much potential for a rear extension. Bus services pass close by, along Pevensey Road, where there is a convenience store, and Polegate High Street has various shops, medical centres and a mainline railway station. From the end of Levett Road, is access to The Cuckoo Trail, which has many countryside walks and cycling routes. This property is on a guide price of £285,000 - £310,000.



Dover Road, Polegate

Entrance Hallway

Covered entrance with outside light, part frosted double glazed panelled front door into Hallway.

Hallway

Electric meter cupboard, radiator, digital wall thermostat, two built-in cupboards.

Living Room 4.47mx3.48m (14'8x11'5)

Having a tiled fireplace, television aerial, Openreach telephone point, radiator, double glazed window to front having a south-westerly aspect.

Kitchen 3.33mx2.67m (10'11x8'9)

Consisting of various base units with cupboards and drawers, work surfaces above, sink unit with mixer tap, plumbing for a washing machine and slim line dishwasher, gas cooker point and further appliance space, wall cupboards, Alpha gas fired combi boiler, partly tiled walls, double glazed window to side, double glazed window with adjacent double glazed door to the rear garden, access via ladder to insulated loft with light.

Bedroom One 3.91mx3.48m (12'10x11'5)

A good size double room with a television aerial, radiator, double glazed window overlooking the rear garden.

Bedroom Two 3.00mx2.26m (9'10x7'5)

A double aspect room with double glazed windows to the side and front, radiator.

Tiled Shower Room

White suite consisting of a good size shower with fitted shower screen, wall shower controls with attachment, pedestal wash hand basin, wc, radiator, two frosted double glazed windows.

Outside

The front garden has areas of lawn. Driveway to side with outside tap.

Garage and Driveway 4.42mx2.44m (14'6x8'0) (these are approximate internal measurements) side door and up-and-over door.

Rear Garden 21'33 (68'10"108'3")

Mainly laid to lawn surrounded by well stocked flower borders having a variety of established plants and small trees, fencing lines the boundaries and side access.