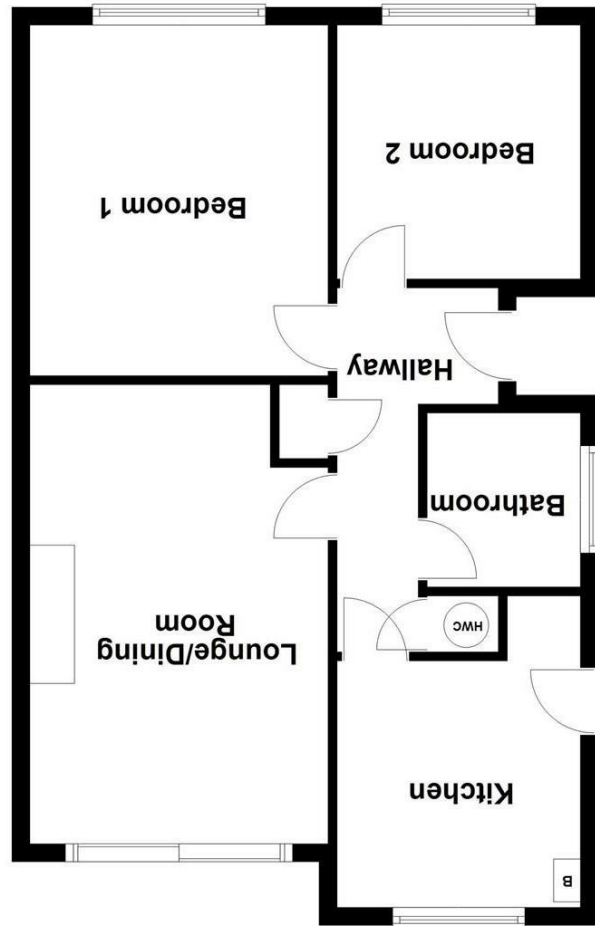




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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC
England & Wales
Not energy efficient - higher running costs

Minster Close, Polegate



£235,000

2 BEDROOM 1 RECEPTION 1 BATHROOM GARAGE

Minster Close, Polegate

Minster Close, Polegate

DESCRIPTION

A 2-BEDROOMED SEMI DETACHED BUNGALOW IN NEED OF COMPLETE REFURBISHMENT. There is much potential and is ideally suited for buyers with experience of redevelopment projects. The accommodation provides a spacious living room with access to the rear garden, kitchen, good size bedrooms and a bathroom/wc. There is a gas fired central heating system, older double glazing and outside is a driveway, garage and a westerly facing rear garden requiring landscaping. The property is located in a small residential cul-de-sac on the favoured Sayerlands Estate just north of Polegate High Street, which has various shops, medical centres, bus services and mainline railway station. Also close by, from Oakleaf Drive, is The Cuckoo Trail and from the end of Hailsham Road, at Cophall Farm roundabout, is access to the A22 and A27. NO ONGOING CHAIN.

Minster Close, Polegate

Entrance

Covered side entrance with part frosted double glazed panelled front door into L shaped Hallway.

L Shaped Hallway

With radiator, thermostat, Openreach socket, loft hatch, built-in cloaks cupboard and further built-in airing cupboard.

Living Room 4.88m 3.35m x 3.05m 3.35m (16' 11" x 10' 11")

Tiled fireplace, radiator, wall light point, double glazed sliding door to rear garden.

Kitchen (2.74m 0.30m x 2.44m 3.35m (9' 1" x 8' 11")

Has various wall and base units with a sink unit - one wall unit houses a Glow-Worm gas fired boiler with programmer under, frosted double glazed door to side and double glazed window to rear.

Bedroom 1 3.66m 3.35m x 3.05m 3.35m (12' 11" x 10' 11")

Having fitted wardrobes, cupboards and drawers, radiator and double glazed window to front.

Bedroom 2 2.74m 1.22m x 2.44m 3.35m (9' 4" x 8' 11")

Radiator and double glazed window to front.

Bathroom

Has old bathroom fittings and double glazed frosted window.

Outside

The front garden is open plan being laid to lawn. Driveway to side leading to Garage.

Garage 4.88m 3.05m x 2.44m 0.30m (16' 10" x 8' 1")

(these are approximate internal measurements) With power and light, up-and-over-door.

Garden 10.67m 0.00m max x 0.00m 0.00m (35' 0" max x 0' 0")

Has a westerly aspect and requires landscaping, lawn and some overgrown shrubs and plants, rose arbour, small shed, outside tap, open side access.