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Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs (A) (85-95)</p> <p>Energy efficient (B) (79-84)</p> <p>Decent (C) (69-78)</p> <p>Needs improvement (D) (54-68)</p> <p>Needs significant improvement (E) (39-53)</p> <p>Very poor energy efficiency - higher running costs (F) (13-38)</p> <p>Very poor energy efficiency - higher running costs (G) (1-12)</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Fairlight Close, Polegate



- Twine Built Semi Detached Bungalow
- In Need of Refurbishment
- Spacious Entrance Hall
- Living Room
- Good Size Kitchen/Diner
- 2 Double Size Bedrooms
- Bathroom/wc
- Gas c/h, Modern Dbl Glz
- Large Rear Garden Extending to Side
- Off Road Parking



Freehold

£295,000

2 BEDROOM 2 RECEPTION 1 BATHROOM GARAGE

Fairlight Close, Polegate

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DESCRIPTION

A 2-BEDROOMED SEMI DETACHED BUNGALOW LOCATED AT THE END OF A SMALL RESIDENTIAL CLOSE FEATURING A LARGE MATURE SOUTHERLY REAR GARDEN WHICH ALSO EXTENDS TO THE SIDE. The property was built by Twine Builders and although requiring refurbishment, there is much potential and the accommodation includes a spacious entrance hall with storage cupboards, living room having access to the rear garden, a good size kitchen/diner, double size bedrooms and bathroom/wc. There is also a gas fired central heating system, modern double glazing (where stated) and outside to the front is off road parking. The delightful garden enjoys a good degree of seclusion however, it does require landscaping, cutting back and clearing. Fairlight Close is situated just off Station Road and is conveniently located within walking distance of Polegate High Street, which has a variety of shops, medical centres, bus services and mainline railway station. PROPERTY IS BEING SOLD WITH NO ONGOING CHAIN.



Fairlight Close, Polegate

Entrance

Frosted glazed front door into small lobby with part frosted glazed solid wood inner door into spacious Hallway.

Spacious Entrance Hall (2.44m 3.05m x 2.13m 3.05m (8' 10" x 7' 10"))

Radiator, thermostat, picture rails, built-in cloaks cupboard with electric meter, adjacent built-in airing cupboard housing the hot water cylinder, further cupboards above, loft hatch.

Living Room 4.27m 0.30m max x 3.35m 2.13m (14' 1" max x 11' 7")

A comfortable room enjoying a southerly aspect having a tiled fireplace, radiator, picture rails, double glazed window with adjacent double glazed door to the rear garden.

Kitchen/Diner 3.66m 0.61m x 3.35m 1.52m (12' 2" x 11' 5")

Sink unit with cupboard under, work surfaces having a drawer unit under and appliance space, corner wall units, electric cooker point, fitted shelved cupboard housing gas meter, further fitted storage units into recess with wall programmer for central heating & hot water, gas fire with back boiler system, radiator, double glazed window with an outlook of the side garden area, window with adjacent frosted glazed door to an old lean-to, which requires dismantling.

Bedroom 1 3.66m 3.05m x 3.35m 0.30m (12' 10" x 11' 1")

A pleasant double aspect room with radiator, picture rails and leaded double glazed windows to the side and front.

bedroom 2 3.05m 3.35m x 2.74m 2.44m (10' 11" x 9' 8")

A good size room with radiator, picture rails and leaded light double glazed window to front.

Bathroom

With bath, pedestal wash hand basin, wc, radiator, partly tiled walls, frosted double glazed window.

Outside

To the front there are areas of lawn with some shrubs. Off Road Parking.

Rear Garden

A particular feature of the property is the large rear garden, which also extends to the side having a good degree of seclusion and enjoys southerly and westerly aspects. The garden does require landscaping, to include some cutting back and clearing of mature trees and established plants, two sheds. Within the side garden area are some fruit bearing trees and access gate.