



Croft Close, Polegate



- GUIDE £280,000 - £300,000
- 2-Bed Semi Detached
- Delightful Large Garden
- Modernisation Required
- Bay Fronted Living Rm
- Kitchen
- Bathroom/wc
- Gas c/h & Dbl Glz
- Garage
- NO ONGOING CHAIN



Freehold

£280,000

Offers in excess of

2 BEDROOM
 1 RECEPTION
 1 BATHROOM
 1 GARAGE

## Croft Close, Polegate

### DESCRIPTION

GUIDE PRICE £280,000 - £300,000 - SEE OUR 360 VIRTUAL TOUR - Much Potential - In Need of Modernisation - Semi Detached Bungalow - approx 100' x 90' South-Westerly Rear Garden - Views of The South Downs - Living Room - Kitchen - 2-Bedrooms - Bathroom - Garage - Located in Small Close - NO ONGOING CHAIN.

An extended 2-bedroomed semi detached bungalow in need of modernisation offering much potential featuring a most delightful south-westerly rear garden measuring in excess of 100' depth x 90' max width, enjoying lovely views of The South Downs. The property is located in a small residential cul-de-sac and has accommodation to include a bay fronted living room, kitchen, spacious bedrooms, bathroom/wc as well as having a gas fired central heating system, double glazing is a pleasant front garden and a shared drive leading to a garage.

The property is located within walking distance of bus services and a convenience store at Farmlands Way as well as a Tesco Garage at Eastbourne Road. Polegate High Street is within 3/4 of a mile and has various shops, medical centres and a mainline railway station.



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Part frosted double glazed front door into a small entrance lobby, fitted shelved wall unit with cupboard under housing the fuse box and electric meter, frosted glazed inner door to -

**Hallway**  
Radiator, built-in airing cupboard housing the hot water cylinder with fitted immersion heater, access via ladder to insulated loft with light and also has some fixed boarding.

**Bay Fronted Living Room 3.98m min x 3.20 max (13'0" min x 10'5" max)**  
Tiled fireplace with wooden surround and tiled hearth, fitted storage units into bay, radiator, double glazed bay window to front.

**Kitchen 3.19m x 2.28m (10'5" x 7'5")**  
Double aspect with double glazed window to front, part double glazed side door with adjacent double glazed window having views of The South Downs, sink unit with cupboards under, space for cooker with adjacent unit having plumbing and space for washing machine under, various wall units - one housing the Potterton gas fired boiler with wall programmer under, base units with cupboards and drawers, work surfaces and appliance spaces, radiator.

**Bedroom 1 4.84m x 3.52m (15'10" x 11'6")**  
This is an extended room and would also make a pleasant reception room, two radiators, digital wall thermostat, double glazed window to side, double glazed doors with double glazed windows either side to a lean-to, which requires dismantling.

**Bedroom 2 3.19m x 3.18m (10'5" x 10'5")**  
A double size room with radiator, double glazed window overlooking the rear garden having distant views of The South Downs.

**Bathroom 2.28 max x 2.08 (7'5" max x 6'9")**  
Consisting of a bath with mixer tap and shower attachment, shower curtain rail, pedestal wash hand basin, wc, radiator, mirror fronted wall cabinet, partly tiled walls, frosted double glazed window.

**Outside**  
The front garden is laid to lawn having various shrubs. Shared Drive with outside tap leading to -

**Garage 5.06m x 3.31m (16'7" x 10'10")**  
(approximate internal measurements) door to garden and double doors to front, power and light.

**Rear Garden 30.48m in excess x 27.43m max (100' in excess x 90' max)**  
A particular feature is the lovely rear garden enjoying a south-westerly aspect with delightful views of The South Downs, large paved patio areas having various plants and and a fruit bearing trees, side gate, shed, expansive area laid to lawn with many established trees and plants.

**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

**EPC=D - approximately 62 square metres or 667 square feet.**