

Hastings Close, Polegate



- Tastefully Presented
- End of Cul-De-Sac
- Semi Detached
- Modern Kitchen
- Sun Room
- Living Room
- 2-Bedrooms
- Shower Room/wc
- Gas c/h & Dbl glz
- Lovely Rear Garden



Freehold

£295,000

2 BEDROOM 1 RECEPTION 1 BATHROOM 0 GARAGE

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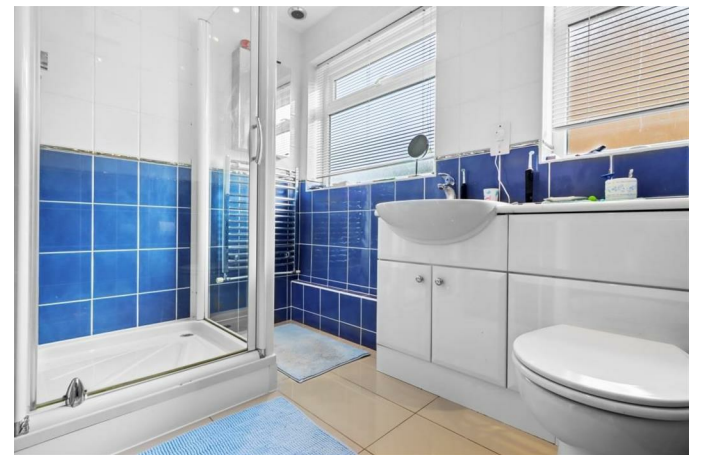
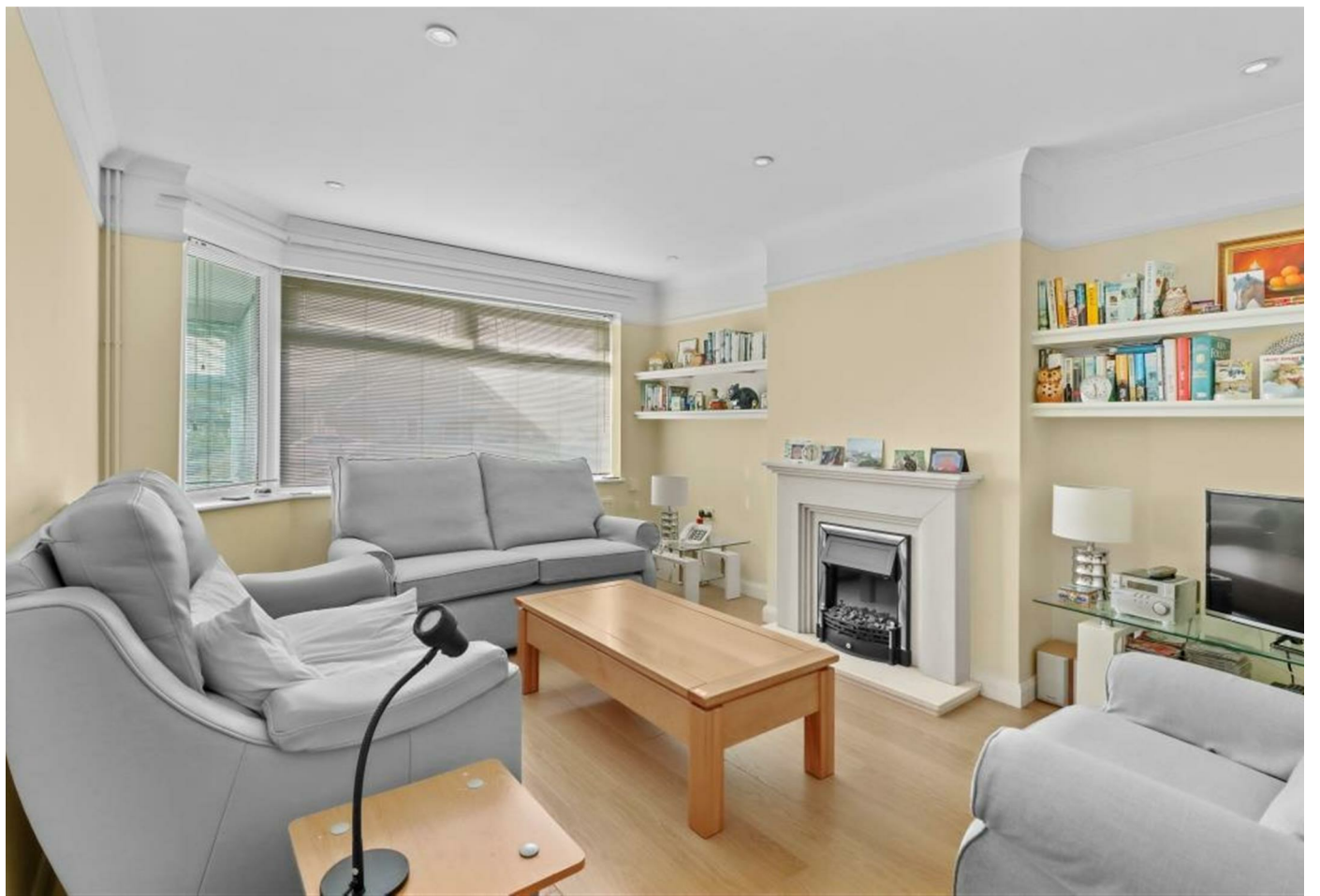
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DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - Tastefully presented - Semi Detached Bungalow - End of Cul-de-Sac - Delightful Rear Garden - Modern Kitchen & Shower Room - Sun Room - 2-Bedrooms - Gas c/h - Dbl Glz - Southerly Views of South Downs From The Front.

A tastefully presented 2-bedroomed semi detached bungalow situated at the end of a small cul-de-sac having a most delightful rear garden with many mature trees. The property has been nicely maintained and features a bright and comfortable sitting room with an attractive fireplace and enjoys distant southerly views of the South Downs, modern kitchen to include oven and hob, double glazed doors from bedroom one to the rear garden and a nicely tiled shower room/wc. There is also a gas fired central heating system with combi boiler and double glazing.

The property is located within walking distance of bus services at Pevensey Road and a local convenience store at Station Road. Polegate High Street is approximately 3/4 of a mile and has a variety of shops, medical centres, bus services and a mainline railway station. From the end of nearby Levett Road, is access to The Cuckoo Trail, providing many countryside walks and cycling routes. VIEWING IS STRONGLY RECOMMENDED



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Entrance Porch 1.71m max x 1.48m max (5'7" max x 4'10" max)
Being part double glazed an brick built with wall light, part frosted double glazed inner door to -

Hallway
Radiator, wall fitted electric meter cupboard also housing the consumer unit, thermostat, two built-in shelved cupboards, inset ceiling spotlights.

Sitting Room 4.46m max x 3.42m max (14'7" max x 11'2" max)
A lovely bright and comfortable room having a good size double glazed window to the front enjoying the distant southerly views of the South Downs, an attractive fireplace with fitted electric fire, telephone point, radiator, inset ceiling spotlights.

Kitchen 3.35m x 2.62m (10'11" x 8'7")
Tastefully fitted consisting of a sink unit with mixer tap set into laminated work surface having cupboards under incorporating cupboards and drawers as well as plumbing and space for washing machine, fitted Hotpoint electric oven, ceramic electric hob with extractor above, matching wall units, further tall unit housing a Worcester combi boiler, cupboard under with gas meter, partly tiled walls, radiator, nicely tiled floor, inset ceiling spotlights, access via ladder to insulated loft with light, double glazed window to side, double glazed window and adjacent part glazed door into -

Sun Room 3.14m x 1.87m (10'3" x 6'1")
Being part brick and double glazed, wall light, power, part double glazed door to the rear garden.

Bedroom 1 3.86m x 3.43m (12'7" x 11'3")
A double size room with radiator and double glazed doors to the rear garden.

Bedroom 2 2.72m x 2.25m (8'11" x 7'4")
A pleasant bright double aspect room having built-in wardrobe with cupboard above, adjacent built-in unit with shelving and further cupboard above, radiator, double glazed window to side and double glazed window to front having a southerly aspect enjoying distant views of the South Downs.

Shower Room
Nicely tiled with a modern white suite consisting of a shower cubicle with wall shower control and attachment, wash hand basin set into a vanity shelf with unit under, wc, heated towel rail, shaver point, inset ceiling spotlights, two frosted double glazed windows.

Front Garden
The front garden enjoys a southerly aspect with distant views of the South Downs having areas of lawn established plants. There is an open side area with well stocked flower border having various plants and conifer trees, outside tap.

Rear Garden 13.72m approx in depth (from sun room) x 10.06m wi (45' approx in depth (from sun room) x 33' width)
A particular feature of the property is the delightful rear garden, which has nicely planted flower borders with various shrubs and mature trees, area of lawn, shed and a large paved patio area.

Council Tax
The property is in Band C. The amount payable for 2024-2025 is £2,216. This information is taken from voa.gov.uk

EPC-D - approximately 58 square metres or 624 square feet.