



Sayerland Road, Polegate



- Tastefully Presented
- Spacious Accommodation
- Lovely Sitting Room
- Modern Kitchen
- Conservatory
- 2 Double Bedrooms
- Shower Room & Sep wc
- Driveway
- Workshop & Utility
- NO ONGOING CHAIN



Freehold

£365,000

2 BEDROOM 1 RECEPTION 1 BATHROOM 0 GARAGE

Sayerland Road, Polegate

Sayerland Road, Polegate

DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - Located On The Edge Of Sayerlands Estate - Spacious Semi Detached Bungalow - Sitting Room - Modern Kitchen - To Include Appliances - Conservatory - 2 Double Size Bedrooms - Tiled Shower Room - Separate wc - Workshop & Utility - Driveway - Front & Rear Gardens - NO ONGOING CHAIN

A most spacious semi detached bungalow built by Whichello Builders located on the edge of the popular Sayerlands Estate. This tastefully presented property features a pleasant sitting room with glazed doors opening through to a modern fitted kitchen to include all the appliances. There is also a lovely conservatory, which is ideal as a dining area, two double size bedrooms - with main bedroom having fitted wardrobes, nicely tiled shower room and a separate wc. There is also gas fired central heating having a newly installed combi boiler in the loft, double glazing and outside is a part covered driveway for two/three cars. The original garage has been divided into a separate utility and workshop, and both have personal access from the rear garden.

The Sayerland Estate is just north of Polegate High Street and the bungalow is conveniently located for access to the A27 and A22 from Cophall Farm Roundabout. Bus services pass along Hailsham Road and Polegate High Street, with its various shops, medical centres and mainline railway station is within 1/2 mile. From the end of Sayerland Road countryside walks leading to Abbots Wood and The Cuckoo Trail.



Sayerland Road, Polegate

Spacious Entrance Hall

Tiled Shower Room

Separate WC

Sitting Room 5.08m max x 3.82m (16'7" max x 12'6")

Tastefully Fitted Kitchen 3.61m x 3.30m (11'10" x 10'9")

Double Glazed Conservatory 3.13m x 2.91m (10'3" x 9'6")

Bedroom 1 4.21m x 3.71m (13'9" x 12'2")

Bedroom 2 3.35m x 3.22m (10'11" x 10'6")

Front Garden

Driveway

Rear Garden 13.72m approx in depth (45' approx in depth)

Utility/Store 2.82m x 2.78m (9'3" x 9'1")

Workshop 2.84m x 2.80m (9'3" x 9'2")

Council Tax

The property is in Band D. The amount payable for 2024-2025 is £2,216.62. This information is taken from voa.gov.uk

Information Notes

The kitchen includes the appliances consisting of a Rangemaster gas cooker with extractor above.

Samsung washing machine and an Indesit fridge/freezer. The seller informs us the conservatory has self cleaning glass pitched glass roof and there are fitted wardrobes in bedroom one. In the entrance hall is access via a fitted ladder to the insulated and mostly boarded loft with light and also houses a brand new Glow-Worm gas fired combi boiler.

The former garage has been converted into two sections. The front area is a utility/store and includes a Beko washing machine. The rear section is a useful workshop with fitted benches, power and light.