



Freehold

£335,000



- Semi Detached
- Spacious Accommodation
- Open Plan Rec/Kitchen
- Good Size Hall
- 2 Double Bedrooms
- Shwr rm & Bathroom
- Gas c/h & Dbl glz
- 50' Rear Garden
- Garage
- NO ONGOING CHAIN



2 BEDROOM



1 RECEPTION



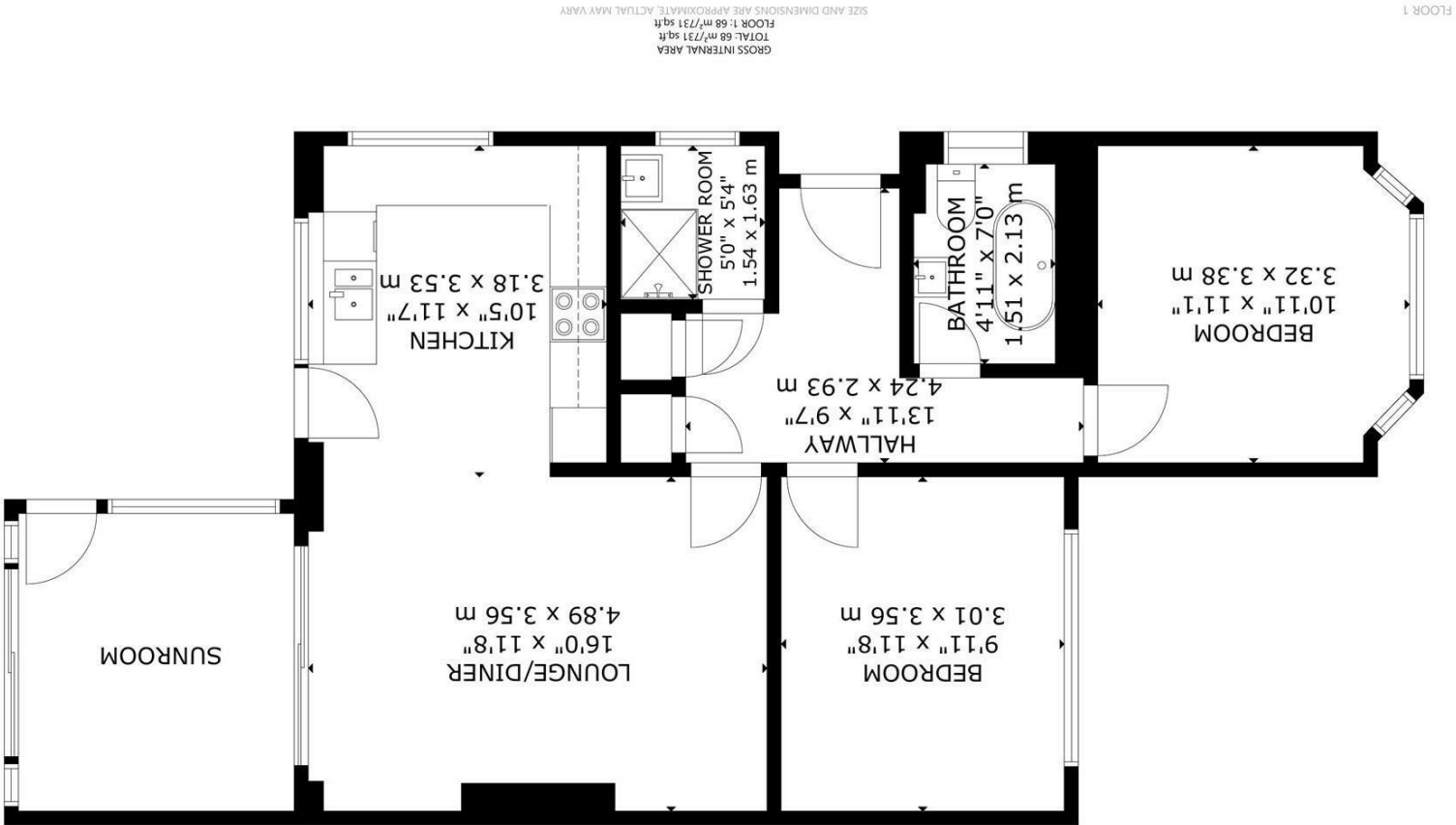
1 BATHROOM



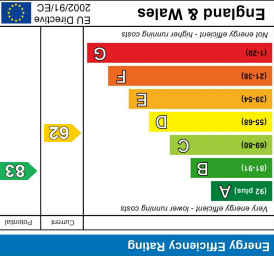
1 GARAGE

Paddock Gardens, Polegate

Paddock Gardens, Polegate



GROSS INTERNAL AREA
FLOOR 1: 68 m²/731 sq.ft.
TOTAL: 68 m²/731 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



48 High Street | Polegate | East Sussex | BN26 6AG
Tel: 01323 483348
www.archerandpartners.com

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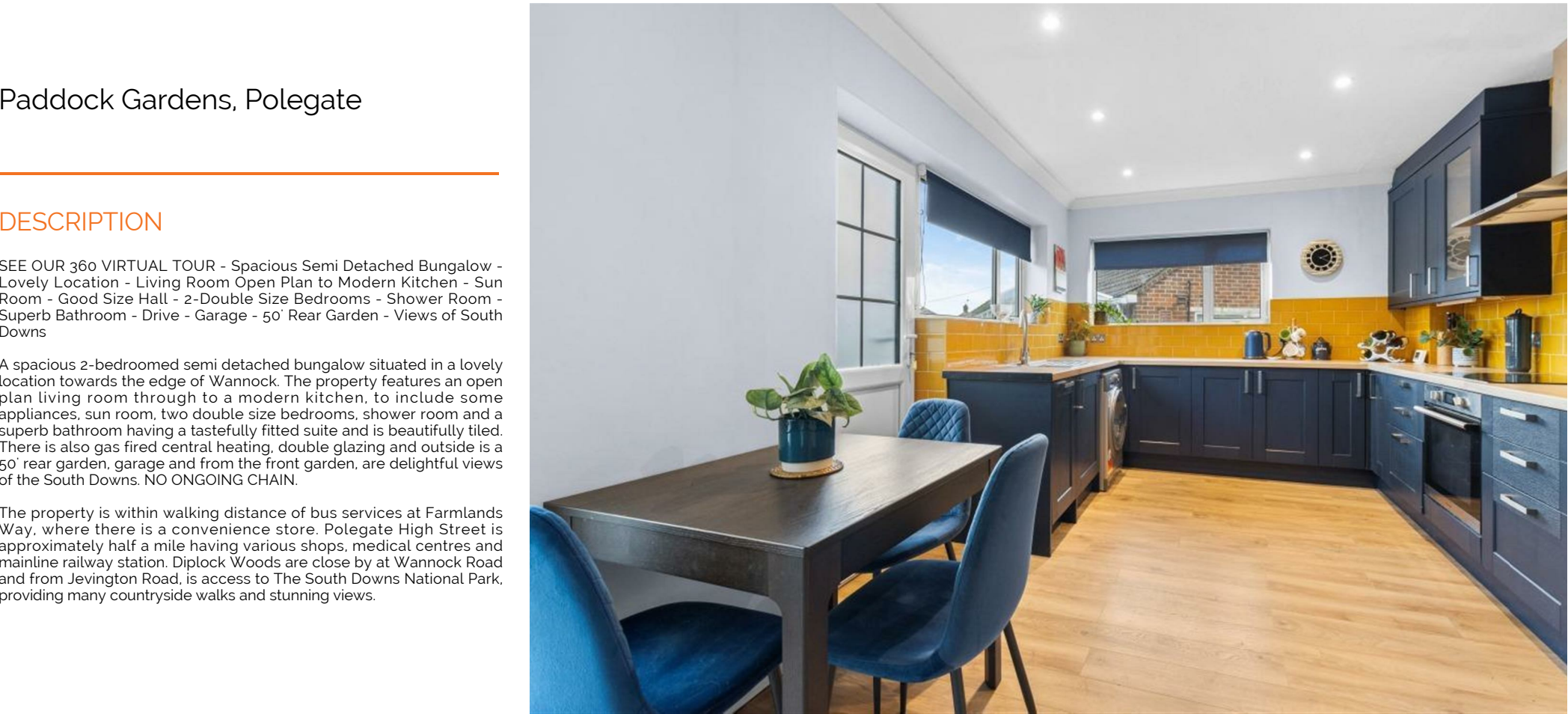
Paddock Gardens, Polegate

DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - Spacious Semi Detached Bungalow - Lovely Location - Living Room Open Plan to Modern Kitchen - Sun Room - Good Size Hall - 2-Double Size Bedrooms - Shower Room - Superb Bathroom - Drive - Garage - 50' Rear Garden - Views of South Downs

A spacious 2-bedroomed semi detached bungalow situated in a lovely location towards the edge of Wannock. The property features an open plan living room through to a modern kitchen, to include some appliances, sun room, two double size bedrooms, shower room and a superb bathroom having a tastefully fitted suite and is beautifully tiled. There is also gas fired central heating, double glazing and outside is a 50' rear garden, garage and from the front garden, are delightful views of the South Downs. NO ONGOING CHAIN.

The property is within walking distance of bus services at Farmlands Way, where there is a convenience store. Polegate High Street is approximately half a mile having various shops, medical centres and mainline railway station. Diplock Woods are close by at Wannock Road and from Jevington Road, is access to The South Downs National Park, providing many countryside walks and stunning views.



Paddock Gardens, Polegate

- Side entrance into a Spacious Hall -
- Shower Room 1.72m x 1.49m (5'7" x 4'10")
- Bathroom 2.37m x 1.65m (7'9" x 5'4")
- Living Room Area 4.66m x 3.64m (15'3" x 11'11")
- Sun Room 2.83m x 2.01m (9'3" x 6'7")
- Kitchen Area 3.46m x 3.00m (11'4" x 9'10")
- Bedroom 1 3.48m x 3.37m max (11'5" x 11'0" max)
- Bedroom 2 3.63m x 3.10m (11'10" x 10'2")

Outside
The front has a brick paved drive and pathway, area laid to stone chippings, flower border and enjoys lovely southerly views of the South Downs.

Garage 5.14m x 2.73m (16'10" x 8'11")
(These are approx internal measurements) up-and-over door and further rear door.

Rear Garden 15.24m ' approx (50 ' approx)
Having brick pathway, outside tap and side gate, areas of lawn with well stocked flower borders with various shrubs and a mature tree.

Council Tax
The property is in Band C. The amount payable for 2025-2026 is £2,334.56. This information is taken from voa.gov.uk

Approximately 67 square metres or 721 square feet.

The bungalow features an open plan living room through to a modern fitted kitchen with ample work surfaces and includes a Hotpoint electric oven,

ceramic hob with extractor above, integrated fridge/freezer and slimline dishwasher. Enclosed within a wall unit is a Glow-Worm gas fire combi boiler. The spacious entrance hall has two built-in cupboards - one housing the consumer unit, and there is access via a ladder to the partly boarded and insulated loft with power, light and a side gable end window. As well as a shower room, there is also a separate bathroom, having a modern white suite consisting of an oval bath, tiled floor and beautifully tiled walls, in a marble design. Both bedrooms are of double size, each having fitted window shutters and enjoy southerly views of the South Downs.