



Drockmill Close, Polegate



- Refurbishment Project
- Spacious Detached
- Large Rear Garden
- Lounge/Dining Room
- Conservatory
- Kitchen
- 2 Bedrooms
- Bathroom
- Long Drive & Garage
- NO ONGOING CHAIN



Freehold

£315,000

2 BEDROOM 1 RECEPTION 1 BATHROOM 1 GARAGE

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DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - Refurbishment Project - Spacious Detached Bungalow - 100' width approx Southerly Rear Garden - Large Lounge/Diner - Conservatory - Kitchen - 2 Double Bedrooms - Bathroom - Long Drive - Garage - NO ONGOING CHAIN

A spacious detached bungalow located in a small cul-de-sac in need of complete modernisation having an approximately 100' width x 45'(min) depth southerly rear garden. There is much potential and the property consists of a 22' lounge/dining room with access to a conservatory, kitchen, two double size bedrooms and a bathroom/wc as well as a gas fired central heating system and double glazing. The bungalow is approached via a long driveway leading to a garage and the rear garden also requires landscaping.

The property is located approximately 1 mile from Polegate High Street, which has various shops, medical centres, bus services and a mainline railway station. Buses also pass close by at Dittons Road and there is a convenience store located within walking distance at Pevensey Road as well as a Lidl Supermarket towards the end of Dittons Road. From nearby Levett Road and Shepham Lane, is access to The Cuckoo Trail, providing many countryside walks and cycling routes.



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Frosted double glazed door into -

Entrance Porch 3.29m x 0.9m (10'9" x 2'11")
Frosted double glazed inner door to -

Hallway

Lounge/Dining Room 6.76m x 3.14m (22'2" x 10'3")

Conservatory 3.40m x 2.47m (11'1" x 8'1")

Kitchen 3.04m x 2.86m (9'11" x 9'4")

Bedroom 1 3.96m x 3.14m (12'11" x 10'3")

Bedroom 2 3.62m x 3.14m (11'10" x 10'3")

Bathroom 1.96m x 1.78m (6'5" x 5'10")

Outside

The front is paved with some flower beds. Long Driveway leading to -

Garage

Rear Garden approx 30.48m width x 13.72m min depth (approx 100' width x 45' min depth)
The rear garden is of irregular shape and enjoys a southerly aspect however, it is in need of complete landscaping.

Council Tax

The property is in Band D. The amount payable for 2024-2025 is £2,493.70. This information is taken from voa.gov.uk

The bungalow has a gas fired central heating system with a back boiler in the lounge/dining

room. There are two built-in cupboards in the hallway - one being the airing cupboard housing a hot water cylinder and the other houses the electric meter and consumer unit. In bedroom two is access via a ladder to an insulated loft with power and light.

The property is approximately 75 square metres or 807 square feet