



Freehold

£285,000



3 BEDROOM



2 RECEPTION



1 BATHROOM



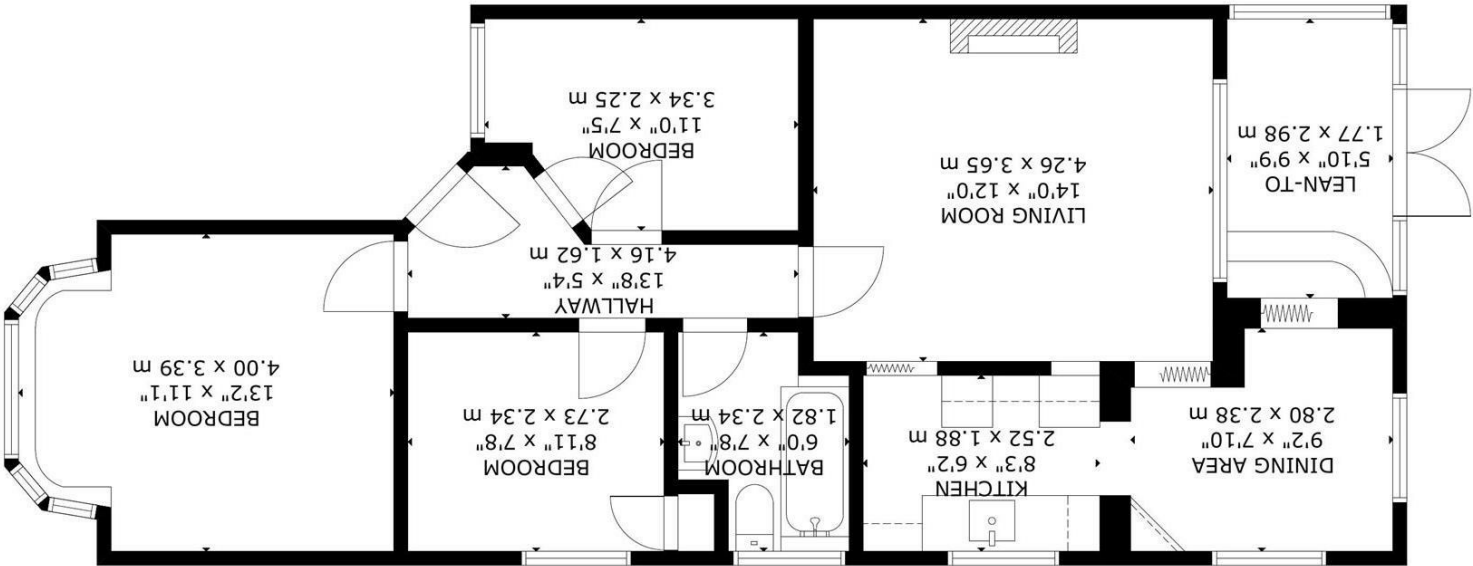
0 GARAGE

Windmill Road, Polegate

Windmill Road, Polegate

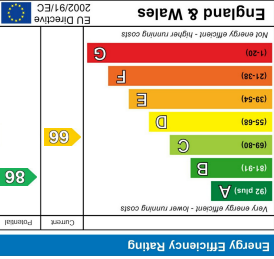


- Requires Modernisation
- Extended Semi Detached
- Lounge
- Dining/Breakfast Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- 50' Rear Garden
- Driveway



GROSS INTERNAL AREA  
TOTAL: 71 m<sup>2</sup>/765 sq.ft.  
FLOOR 1: 71 m<sup>2</sup>/765 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



Tel: 01323 483348  
www.archerandpartners.com

48 High Street | Polegate | East Sussex | BN26 6AG

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Windmill Road, Polegate

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - In Need of Modernisation - Much Potential - Extended Semi Detached Bungalow - Lounge - Dining/Breakfast Room - Lean-To - Kitchen - 3 Bedrooms - Bathroom - Gas c/h - Part dbl glz & part sec glz - 50' Rear Garden - Drive - Store/Garage

An extended 3-bedroomed semi detached bungalow in need of modernisation offering much potential. The accommodation provides a lounge with access to the kitchen and an extended dining/breakfast room, lean-to and bathroom/wc. There is a gas fired central heating system with the boiler located in the loft, and the property is partly double and secondary glazed. Outside at the front is a drive and the pleasant 50' rear garden backs onto a meandering stream and also includes an older store/garage. NO ONGOING CHAIN.

The property is approximately 1/2 a mile from Polegate High Street, which has a variety of shops, medical centres, bus services and a mainline railway station. There is a Tesco Garage at Eastbourne Road, where further buses pass and access to the A27 and A22 is nearby. Also close by, from Brightling Road, are The William Daley Fields, which have recreational areas and countryside walks.



Windmill Road, Polegate

Part frosted double glazed front door into Entrance Porch with inner door to Hallway.

Lounge 4.24m x 3.64m (13'10" x 11'11")

Kitchen 2.50m x 1.92m (8'2" x 6'3")

Dining/Breakfast Room 2.81m max x 2.42m max (9'2" max x 7'11" max)

Lean-To 2.96m x 1.76m (9'8" x 5'9")

Bedroom 1 3.86m max x 3.35m (12'7" max x 10'11")

Bedroom 2 3.31m max x 2.25m max (10'10" max x 7'4" max)

Bedroom 3 2.77m x 2.36m (9'1" x 7'8")

Bathroom 2.35m max x 1.83m (7'8" max x 6'0")

Outside  
To the front is an area of lawn with flower borders having a variety of mature shrubs and plants as well as a Driveway.

Rear Garden 15.24m approximately in depth (49'11" approximately in depth)  
The pleasant rear garden backs onto a meandering stream and has areas of lawn, flower borders with a variety of mature shrubs and trees, pond, outside tap and side gate.

Store/Garage 5.49m x 2.71m approx internal measurements (18'0" x 8'10" approx internal measurements)  
(Access is restricted) having double doors, power and light and at the side is a glazed lean-to.

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

Information  
From the hallway is access via a ladder to a mostly boarded and insulated loft with light and a rear Velux window as well as a Vaillant gas fired boiler. There is an airing cupboard housing the hot water cylinder in bedroom three and the electric meter cupboard can also be found in the hallway. The property is partly double glazed however, the majority of windows are secondary glazed.

Approximately 66 square metres or 710 square feet.