



Freehold

£389,950



- Detached Bungalow
- 20' x 10' Conservatory
- Lounge
- Kitchen
- 2/3 Bedrooms
- Modern Shower Room
- Gas c/h & Dbl glz
- Off Road Parking
- Driveway & Garage
- 90' Southerly Garden



2 BEDROOM



2 RECEPTION



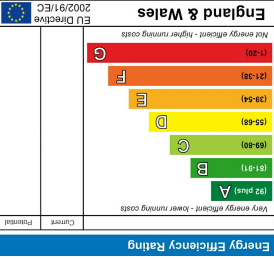
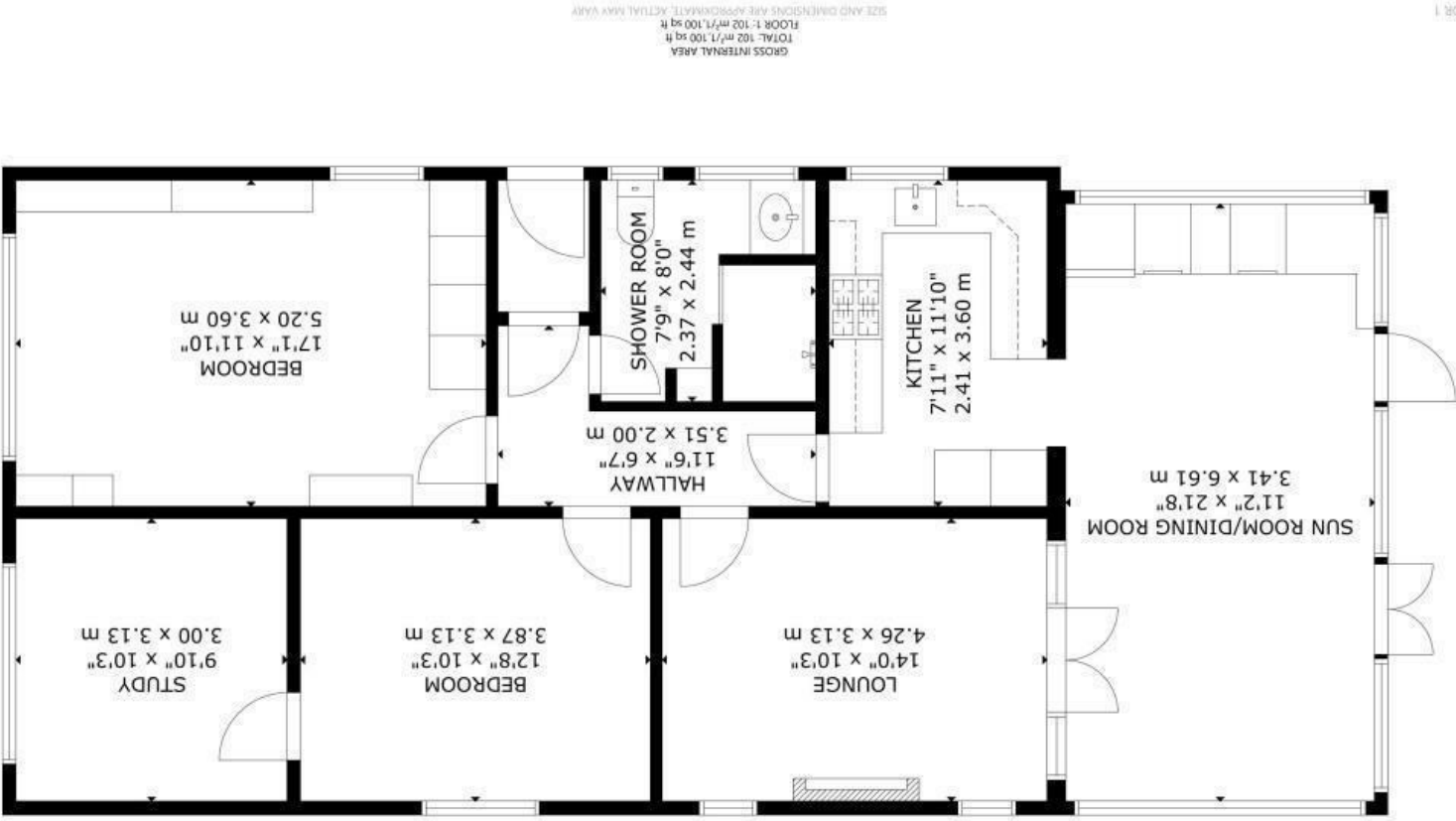
1 BATHROOM



1 GARAGE

Dover Road, Polegate

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Dover Road, Polegate

DESCRIPTION

SEE OUR 3D TOUR - Extended Detached Bungalow - Lounge - Superb Conservatory - Kitchen - 2/3 Bedrooms - Modern Shower Room/wc - Gas Central Heating - Double Glazing - Off Road Parking - Driveway - Garage - 90' Southerly Rear Garden

A most comfortable 2/3 bedroomed detached bungalow featuring a delightful 90' southerly rear garden. This spacious home features a superb 20' x 10' conservatory, enjoying a lovely outlook of the rear garden, a separate lounge, kitchen to include fitted electric oven and gas hob, and a nicely tiled shower room/wc with a good size shower cubicle. The 17' x 12' master bedroom has an extensive range of fitted wardrobes and from the second bedroom is access to a further extended room, which is ideal as an office or a third bedroom. There is a gas fired central heating system, double glazing and a spacious loft area. Outside, at the front, is off road parking for at least two cars and a long driveway leading to a garage. A particular selling feature is the lovely south facing rear garden, which has a large patio area and good size shed/store. VIEWING IS STRONGLY RECOMMENDED.

The property is located approximately 1/2 a mile from Polegate High Street, which has a variety of shops, medical centres, bus services and a mainline railway station. Bus services also pass along Pevensey Road, where there is a convenience store and a Lidl Supermarket is also nearby, at Dittons Road. From the end of Levett Road, is access to The Cuckoo Trail, providing many countryside walks and cycling routes.



Dover Road, Polegate

Side entrance with panelled front into a small lobby with a further, glazed inner door to an L-shaped Hallway.

Lounge 4.24m x 3.14m (13'10" x 10'3")

Superb Conservatory 6.23m 3.19m (20'5" 10'5")

Kitchen 3.61m x 2.38m (11'10" x 7'9")

Bedroom 1 5.20m x 3.63m (17'0" x 11'10")

Bedroom 2 3.88m x 3.14m (12'8" x 10'3")

Office/Bedroom 3 2.96m x 2.94m (9'8" x 9'7")

Shower Room/wc

Outside
The front provides Off Road Parking for at least two cars and there is a long Driveway with outside tap, leading to -

Garage 5.33m x 2.40m (17'5" x 7'10")
(approximate internal measurements)

Rear Garden 27.43m in depth (90' in depth)
The delightful rear garden enjoys a southerly aspect having a large paved patio area, side gate, area of lawn with various trees and large shed.

Council Tax
The property is Band D. The amount payable for 2025 - 2026 is £2,626.38. This information is taken from voa.gov.uk

The superb conservatory is an ideal size for a further living/dining area and also has fitted units with appliance space to include plumbing for a washing machine. There is access to the lounge

and kitchen, which has a fitted Zanussi electric oven and gas hob with a Neff extractor above as well as access via a ladder to a good size insulated and partly boarded loft with light housing the Worcester gas fired combi boiler and the electric meter cupboard is located in the small entrance lobby.