



Brookside Avenue, Polegate



- GUIDE £330,000 - £340,000
- Close to High Street
- 3-Bed Semi
- Living Room
- Kitchen
- Bathroom/wc
- Gas c/h & Dbl glz
- Garden & Outhouse
- Driveway
- NO ONGOING CHAIN



Freehold

£330,000

Guide price

3 BEDROOM 1 RECEPTION 1 BATHROOM 0 GARAGE

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DESCRIPTION

GUIDE PRICE £330,000 - £340,000 - SEE OUR 3D TOUR - Semi Detached Bungalow - Walking Distance to High Street - Living Room - Kitchen - 3 Bedrooms - Bathroom/wc - Gas c/h - Dbl glz - Front & Rear Gardens - Outhouse/Store - Driveway - NO ONGOING CHAIN

A 3-bedroomed semi detached bungalow conveniently located within walking distance to the High Street and mainline railway station. The property provides good size accommodation and features a modern kitchen, living room with access to the rear garden and a bathroom with separate shower cubicle. There is also a gas fired central heating system, double glazing and solar panels. Outside is a driveway, westerly facing rear garden and an approximately 16' x 8' outhouse/store.

Polegate High Street has various shops, medical centres, bus services and a mainline railway station connecting with Eastbourne, Brighton and London Victoria. Located at Windsor Way, is The Community Centre and from Oakleaf Drive, adjacent to Polegate Primary School, is access to The Cuckoo Trail, providing countryside walks and cycling routes.



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Double glazed front door into a small Entrance Porch with part double glazed inner door to Hallway.

Living Room 4.43m x 3.80m (14'6" x 12'5")

Kitchen 3.78m x 2.64m (12'4" x 8'7")

Bedroom 1 3.60m x 3.55m (11'9" x 11'7")

Bedroom 2 4.21m max x 2.62m (13'9" max x 8'7")

Bedroom 3 2.63m x 2.42m (8'7" x 7'11")

Bathroom 2.62m max x 2.27m max (8'7" max x 7'5" max)

Outside

The front garden is laid to lawn. Driveway to side leading to -

Outhouse/Store 5.00m x 2.40m (16'4" x 7'10") (approximate internal measurement) this was formerly the garage and has double glazed door to the front, power & light.

Rear Garden 10.02 approx (32'10" approx) The garden backs onto a tree lined area with the A27 beyond and is mainly laid to lawn, paved area and gate to side where there is an outside tap.

Council Tax

The property is in Band C. The amount payable for 2025-2026 is £2334.56 This information is taken from voa.gov.uk

The modern kitchen has matching range of wall and base units with worksurfaces and includes a Beko electric oven, Lamona ceramic electric hob with extractor above and one of the corner base

units houses the consumer unit and the electric and gas meters. In the hallway is the thermostat control, an Envirovent system, built-in cupboard with light having a Viessman gas fired combi boiler, and there is access via a ladder to mostly boarded and insulated loft with light as well as the inverter for the solar panels.