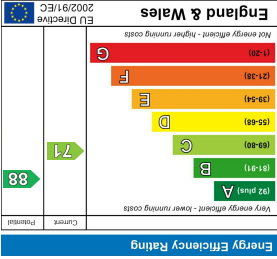
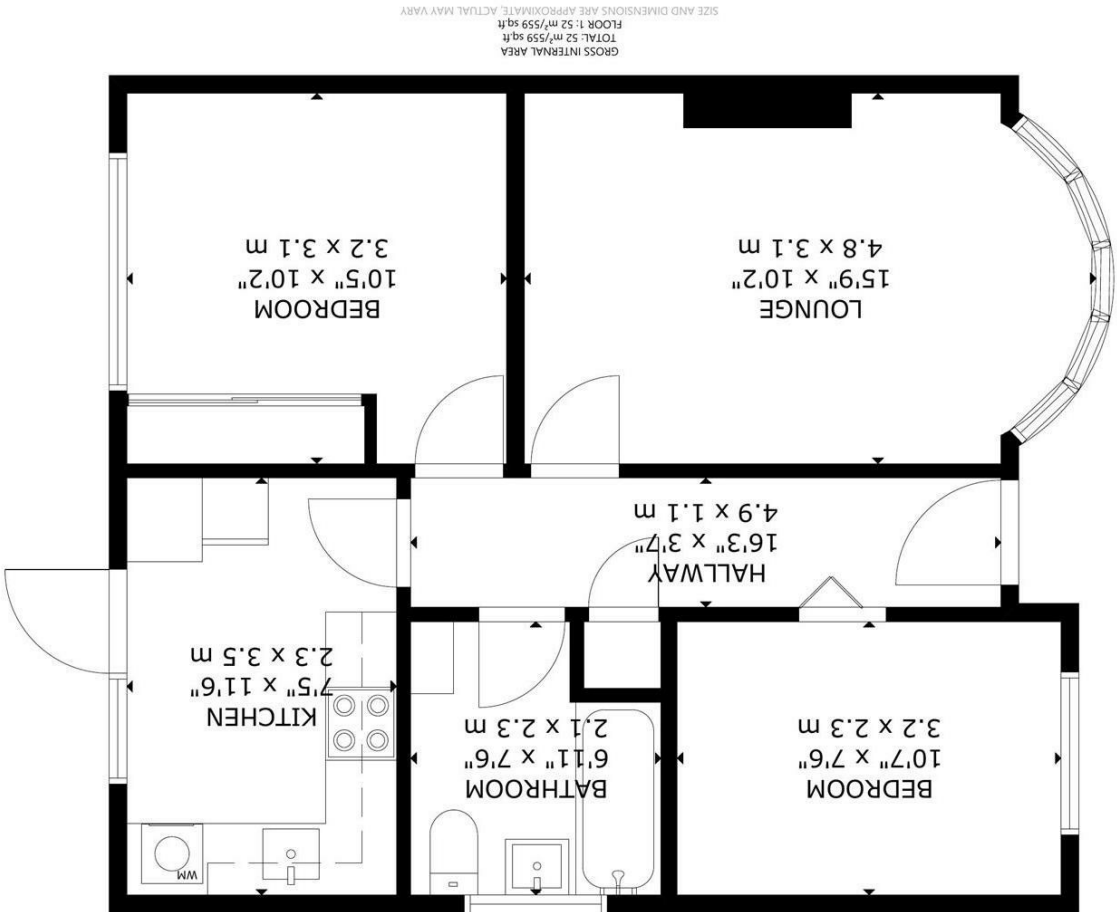




archer
& PARTNERS

- GUIDE £300,000 - £310,000
- Semi Detached
- Nicely Presented
- Modern Kitchen
- Bay Fronted Living Room
- 2 Bedrooms
- Bathroom/wc
- Gas c/h & Dbl glz
- Pleasant 65' Garden
- Off Road Parking

Croft Close, Polegate



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

£300,000

Guide price

2 BEDROOM 1 RECEPTION 1 BATHROOM 0 GARAGE

Croft Close, Polegate

Croft Close, Polegate

DESCRIPTION

GUIDE PRICE £300,000 - £310,000 - SEE OUR 3D TOUR - Comfortable Semi Detached Bungalow - End of Small Close - Bay Fronted Living Room - Modern Kitchen - 2 Bedrooms - Bathroom/wc - Gas Central Heating - Double Glazing - Most Pleasant 65' Rear Garden - Views of South Downs - Off Road Parking - NO ONGOING CHAIN

A nicely presented 2-bedroomed semi detached bungalow located towards the end of a small residential close featuring a most pleasant 65' rear garden enjoying southerly views of the picturesque South Downs. There is a comfortable bay fronted living room, modern fitted kitchen to include an oven and hob, a good size bathroom/wc as well as having gas fired central heating, double glazing and outside at the front is the advantage of off road parking.

The property is conveniently located within walking distance of bus services at Farmlands Avenue, and a local store at Farmlands Way. Further bus services pass along Eastbourne Road, where there is a Tesco Garage. Polegate High Street is approximately 3/4 of a mile and has a variety of shops, medical centres and a mainline railway station, connecting to Eastbourne, Brighton and London Victoria. At nearby Wannock Road, are Diplock Woods and from Jevington Road, Wannock, is access to The South Downs National Park, providing many countryside walks with stunning views.



Croft Close, Polegate

Entrance Hallway

Bay Fronted Living Room 4.70m into bay x 3.11m (15'5" into bay x 10'2")

Kitchen 3.49m x 2.27m (11'5" x 7'5")

Bedroom 1 3.20m x 3.11m (10'5" x 10'2")

Bedroom 2 3.19m x 2.28m (10'5" x 7'5")

Bathroom 2.28m max x 2.08m max (7'5" max x 6'9" max)

Outside

The front is laid to pavior brick providing Off Road Parking. Shared access to the side.

Rear Garden 19.81m in depth (65' in depth)

The lovely rear garden enjoys a most pleasant aspect with south-westerly views of the picturesque South Downs having decking, outside tap, side gate, area of lawn with well stocked flower borders having a variety of small trees and mature plants, further rear section laid to pebbles, two sheds.

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

There is a modern fitted kitchen with direct access to the rear garden and includes a Neff electric oven having a ceramic hob above and there is also a wall mounted Worcester gas fired combi boiler. The entrance hallway has an electric meter cupboard and consumer unit, digital wall thermostat and access via a ladder to a part boarded and insulated

loft. Bedroom two is currently used as a dining room and bedroom one includes fitted wardrobes having mirror fronted sliding doors.