



Freehold

£350,000

Guide price

2 BEDROOM

1 RECEPTION

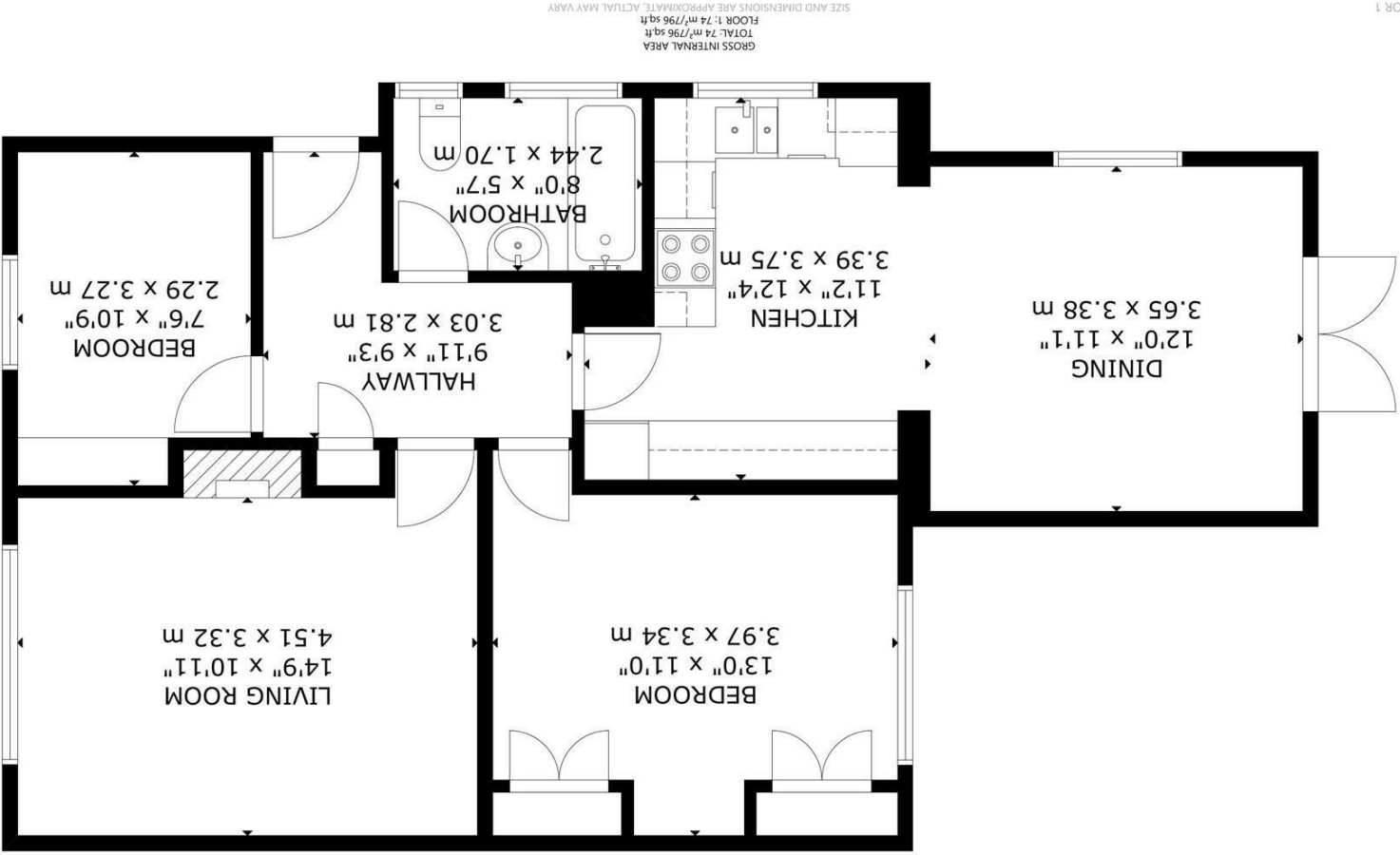
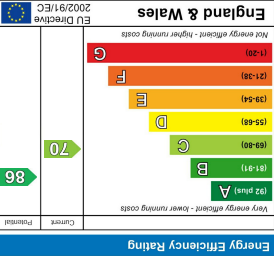
1 BATHROOM

1 GARAGE

Westfield Close, Polegate



- GUIDE £350,000 - £365,000
- Extended Semi Detached
- Tastefully Presented
- 20' max Kitchen/Diner
- Living Room
- 2-Bedrooms
- Bathroom/wc
- Gas c/h & Dbl glz
- 90' Westerly Garden
- Long Driveway & Garage



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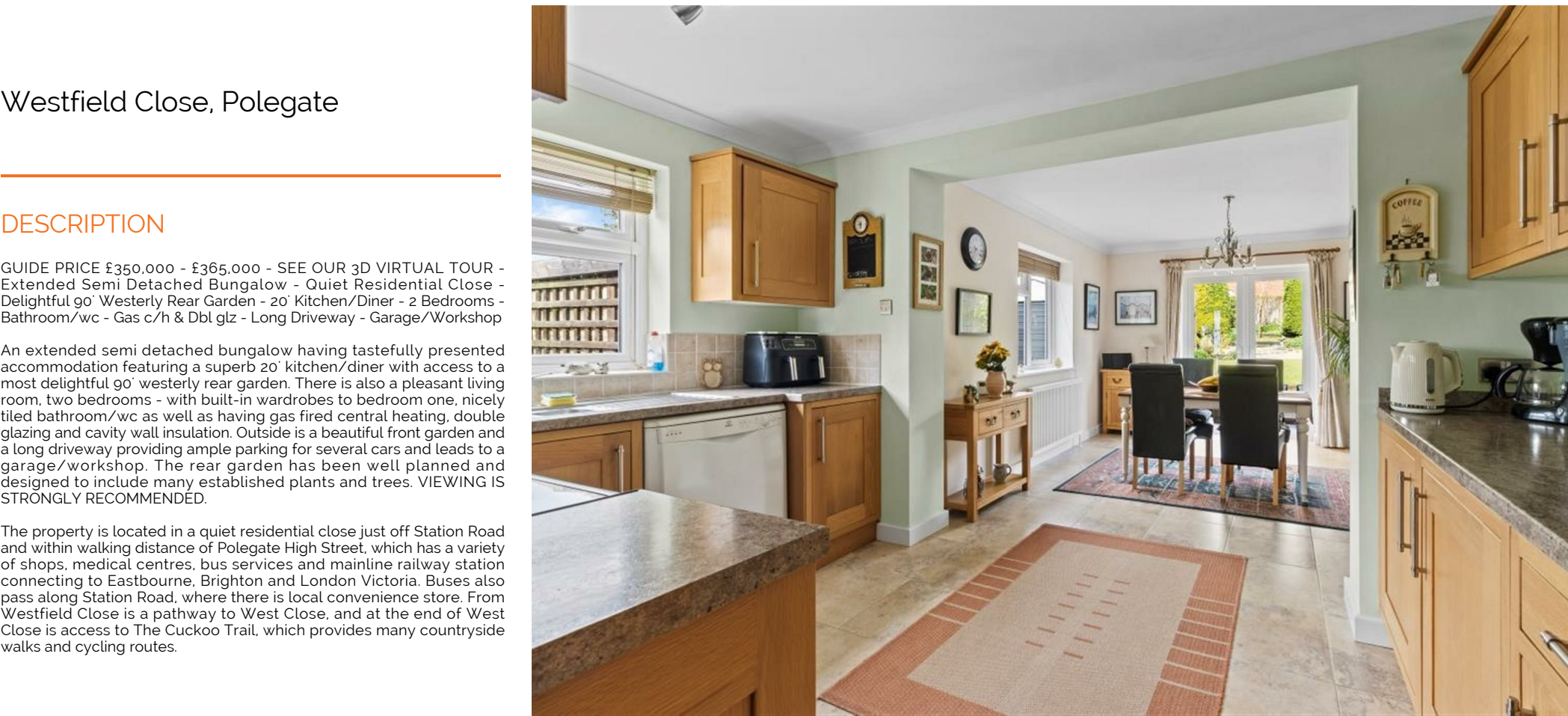
Westfield Close, Polegate

DESCRIPTION

GUIDE PRICE £350,000 - £365,000 - SEE OUR 3D VIRTUAL TOUR - Extended Semi Detached Bungalow - Quiet Residential Close - Delightful 90' Westerly Rear Garden - 20' Kitchen/Diner - 2 Bedrooms - Bathroom/wc - Gas c/h & Dbl glz - Long Driveway - Garage/Workshop

An extended semi detached bungalow having tastefully presented accommodation featuring a superb 20' kitchen/diner with access to a most delightful 90' westerly rear garden. There is also a pleasant living room, two bedrooms - with built-in wardrobes to bedroom one, nicely tiled bathroom/wc as well as having gas fired central heating, double glazing and cavity wall insulation. Outside is a beautiful front garden and a long driveway providing ample parking for several cars and leads to a garage/workshop. The rear garden has been well planned and designed to include many established plants and trees. VIEWING IS STRONGLY RECOMMENDED.

The property is located in a quiet residential close just off Station Road and within walking distance of Polegate High Street, which has a variety of shops, medical centres, bus services and mainline railway station connecting to Eastbourne, Brighton and London Victoria. Buses also pass along Station Road, where there is local convenience store. From Westfield Close is a pathway to West Close, and at the end of West Close is access to The Cuckoo Trail, which provides many countryside walks and cycling routes.



Westfield Close, Polegate

Partly covered side entrance with outside light, part frosted double glazed front door into -

Hallway

Living Room 4.51m x 3.29m (14'9" x 10'9")

Extended Kitchen/Diner 6.31m max (20'8" max)

Kitchen Area 3.78m x 2.33m (12'4" x 7'7")

Dining Area 3.67m x 3.39m (12'0" x 11'1")

Bedroom 1 3.95m x 2.78m min (12'11" x 9'1" min)

Bedroom 2 2.79m x 2.30m (9'1" x 7'6")

Bathroom 2.42m x 1.68m (7'11" x 5'6")

Outside

There is a delightful front garden being neatly laid to lawn surrounded by well stocked borders having a variety of established plants, flowers and some mature evergreen trees. A long Driveway provides ample parking for several cars with an outside tap and gates leading through to -

Garage/Workshop 5.06m x 2.51m (16'7" x 8'2") (approximate internal measurements) having a door to the rear garden, an up-and-over door, workbench and shelving.

Rear Garden 27.43m depth (90' depth )

The delightful westerly facing rear garden has been beautifully planned and landscaped with various areas laid to decking, shingle, paving and lawn with mature trees and well stocked borders having many established plants and shrubs. Towards the end of the garden is a further area laid to shingle with a pond and terraced lawn beyond having mature evergreen trees.

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

The kitchen has the advantage of an extended dining area, which was built around 2015 and has double glazed doors to the rear garden. The tastefully fitted kitchen has a generous range of matching wall and base units with ample work surfaces and has appliance spaces. There is a pleasant living room at the front of the property having an attractive fire surround. Bedroom one has two built-in wardrobe cupboards and bedroom two has some nicely fitted units with book shelves above. The bathroom has a modern white suite and nicely tiled walls. From the entrance hall is access via a wooden fold-down ladder to a part boarded and insulated loft with light and also houses the Viessmann gas fired combi boiler, which was installed in 2020.