



Freehold

£315,000



Price guide

3 BEDROOM

2 RECEPTION

1 BATHROOM

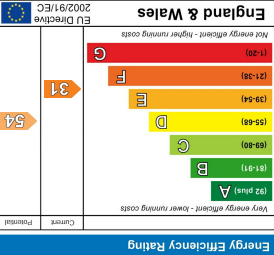
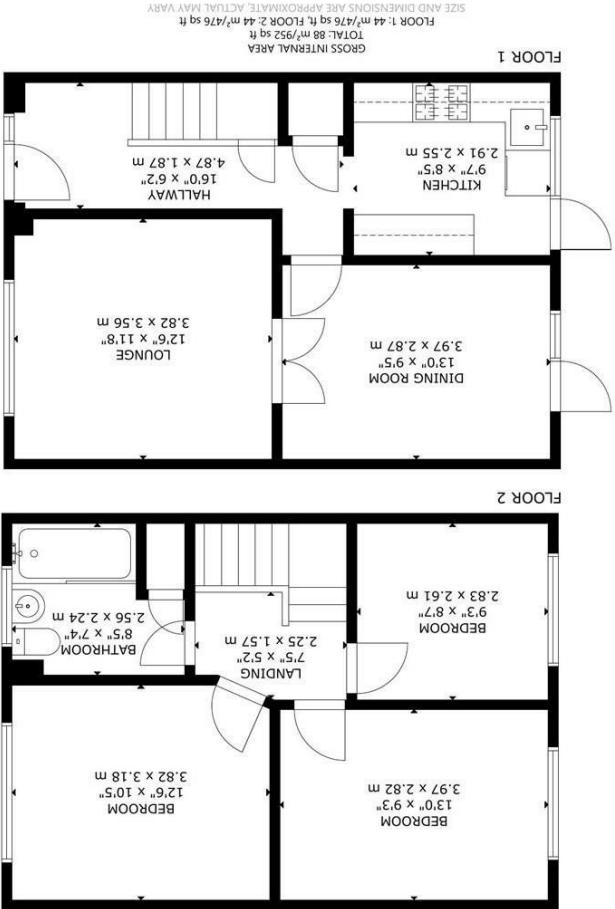
1 GARAGE

Farmlands Close, Polegate

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& PARTNERS

- Guide £315,000 - £325,000
- Terraced House
- Close to Schools
- 2-Receptions
- Modern Fitted Kitchen
- 3-Bedrooms
- Bathroom/wc
- Double Glazing
- 50' Rear Garden
- Garage



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Farmlands Close, Polegate

DESCRIPTION

GUIDE £315,000 - £325,000 - SEE OUR 3D VIRTUAL TOUR - IDEAL FIRST TIME BUY - End of Close - Mid Terraced House - Lounge - Dining Room - Modern Kitchen - 3 Bedrooms - Bathroom/wc - Double Glazing - 50' Rear Garden - Garage - Close to Willingdon Community School

Considered ideal for first time buyers a 3-bedroomed terraced house located towards the end of a residential close and situated within walking distance of Willingdon Community School. The property provides good size accommodation featuring two receptions, modern fitted kitchen to include electric oven, gas hob, refrigerator and freezer, two double size bedrooms and a bathroom/wc. There is also double glazing, 50' rear garden, garage just opposite and the use of a further parking area.

Willingdon Community School is located at Broad Road and the primary school at nearby Wannock Avenue. Bus services pass along Farmlands Avenue and there is a convenience store at Farmlands Way and local shops at Willingdon Triangle. Polegate High Street, with its further variety of shops, medical centres and mainline railway station, is just over 1 mile and access to the A27 and A22 is also close by.



Farmlands Close, Polegate

- Entrance Hallway
- Lounge 3.73m x 3.54m (12'2" x 11'7")
- Dining Room 3.73m x 2.89m (12'2" x 9'5")
- Kitchen 2.72m x 2.51m (8'11" x 8'2")
- Bedroom 1 3.74m max x 3.27m (12'3" max x 10'8")
- Bedroom 2 3.77m x 2.91m (12'4" x 9'6")
- Bedroom 3 2.72m x 2.51m (8'11" x 8'2")
- Bathroom 2.40m max x 2.16m (7'10" max x 7'1")
- Rear Garden 15.24m' depth (50" depth)
Having paving,, outside tap, area of lawn, rear gate.
- Garage 5.16m x 2.75m (16'11" x 9'0")
The garage is located just opposite the house and is the second on the left having an up-and-over door and includes all the shelving.
- There is also the use of an extra parking area.
- 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

In the entrance hall are two built-in understairs storage cupboards with one housing the electric meter and fuse box. There is a modern fitted kitchen to include a Bosch electric oven, gas hob and extractor above as well as integrated refrigerator and freezer. From the first floor landing is access to part boarded and insulated loft and in the bathroom is a built-in airing cupboard housing a stainless steel hot water cylinder.