



Freehold

£375,000



- Tastefully Presented
- Small Cul-de-Sac
- Modern Kitchen
- Living Room
- Large Conservatory
- 3-Bedrooms
- Bathroom/wc & sep wc
- Beautiful Rear Garden
- Southerly Side Area
- Driveway



3 BEDROOM



1 RECEPTION



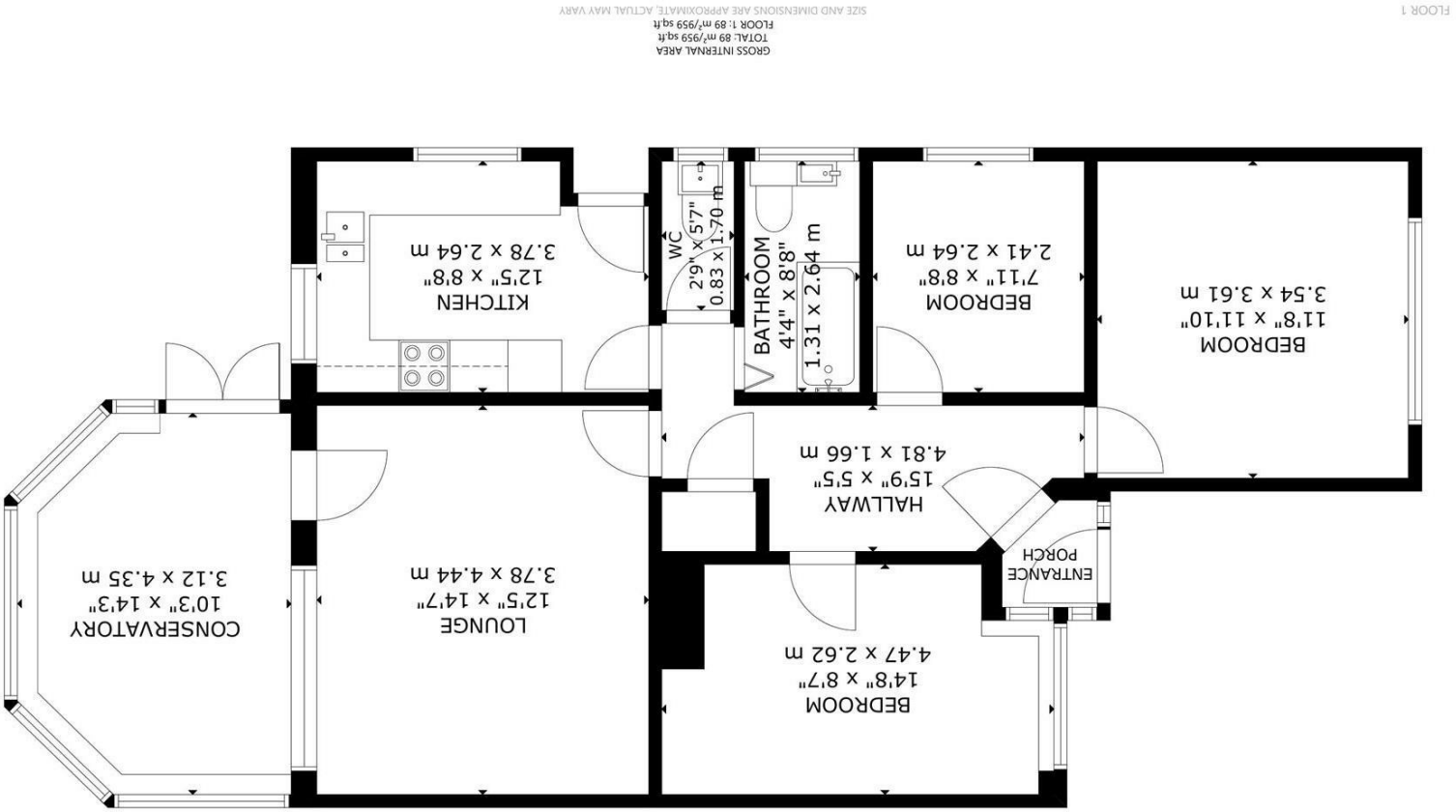
1 BATHROOM



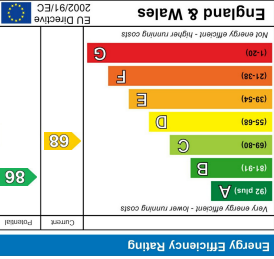
0 GARAGE

Brookside Avenue, Polegate

Brookside Avenue, Polegate



GROSS INTERNAL AREA  
FLOOR 1: 89 m<sup>2</sup>/959 sq ft  
TOTAL: 89 m<sup>2</sup>/959 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Tel: 01323 483348  
www.archerandpartners.com

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Brookside Avenue, Polegate

DESCRIPTION

SEE OUR 3D TOUR - VIEWING STRONGLY RECOMMENDED - Semi Detached Bungalow - Nicely Presented throughout - Beautiful Gardens - Living Room - Conservatory - Fitted Kitchen - 3 Bedrooms - Bathroom/wc & separate wc - Gas c/h - Dbl glz - Air conditioning - Driveway - Reroofed

A tastefully presented 3-bedroomed semi detached bungalow located in a small cul-de-sac and is within walking distance to the High Street. The property has a modern fitted double aspect kitchen to include integrated appliances, a comfortable living room with access to a conservatory, good size bedrooms, nicely tiled bathroom/wc as well as the advantage of a separate wc. There is gas fired central heating, double glazing and some of the rooms have air conditioning units. To the front is a neatly arranged front garden with a brick paved driveway and a particular feature is the beautifully designed rear garden, providing a lovely relaxing area and a degree of seclusion. The garden also extends to the side of the bungalow, which has a southerly aspect and is ideal for outside entertaining/dining.

Polegate High Street has various shops, medical centres, bus services and a mainline railway station, connecting to Eastbourne, Brighton and London Victoria. From the end of Hailsham Road is access to the A27 and A22 and from nearby Oakleaf Drive, is The Cuckoo Trail, providing many countryside walks and cycling routes.



Brookside Avenue, Polegate

Part double glazed front door into Entrance Porch and part frosted glazed inner door to -

Spacious Hallway

Living Room 4.41m x 3.76m (14'5" x 12'4")

Conservatory 3.91m x 2.93m (12'9" x 9'7")

Kitchen 3.80m x 2.65m (12'5" x 8'8")

Bedroom 1 3.61m x 3.45m (11'10" x 11'3")

Bedroom 2 4.28m max x 2.59m max (14'0" max x 8'5" max)

Bedroom 3 2.64m x 2.41m (8'7" x 7'10")

Bathroom 2.60m x 1.30m (8'6" x 4'3")

Separate wc

Outside

The front garden has an area of lawn having a central flower bed and well stocked borders consisting of various flowers, shrubs and low level hedging to one side, brick paved Driveway and pathway to front entrance.

Rear Garden

A particular feature is the beautiful rear garden, which is nicely designed and enjoys a degree of seclusion having an area of lawn with well stocked flower borders consisting of various established plants, flowers and small trees, rose arbour leading to a small pond, greenhouse and shed. The garden also extends to the side enjoying a southerly aspect and is ideal for entertaining, being brick paved, outside tap and side gate.

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

Upon entering the bungalow, there is a spacious entrance hall having a built-in shelved cupboard as well as access via a ladder to a part boarded and insulated loft with light. From the living room is access to a lovely conservatory overlooking the delightful gardens and has distant views of the South Downs. The tastefully fitted kitchen is well complimented with a range of matching wall and base units incorporating cupboards and drawers and ample work surfaces. Also included is a Samsung electric oven, Zanussi electric induction hob with extractor above, integrated fridge/freezer and a Beko washing machine. The Worcester combi gas fired boiler is housed in a corner wall unit and we have been informed it was last serviced around March 2025. The bathroom has a modern white suite with a thermostatically controlled wall shower, wash basin and a wc. Adjacent to the bathroom is the separate wc with the convenience of a sink above. There are air conditioning units in the living room, bedroom two and in bedroom one, which also has the consumer unit. Outside, at the front, are the gas and electric meters, and the bungalow was reroofed in February 2025, and has a 10 year guarantee.