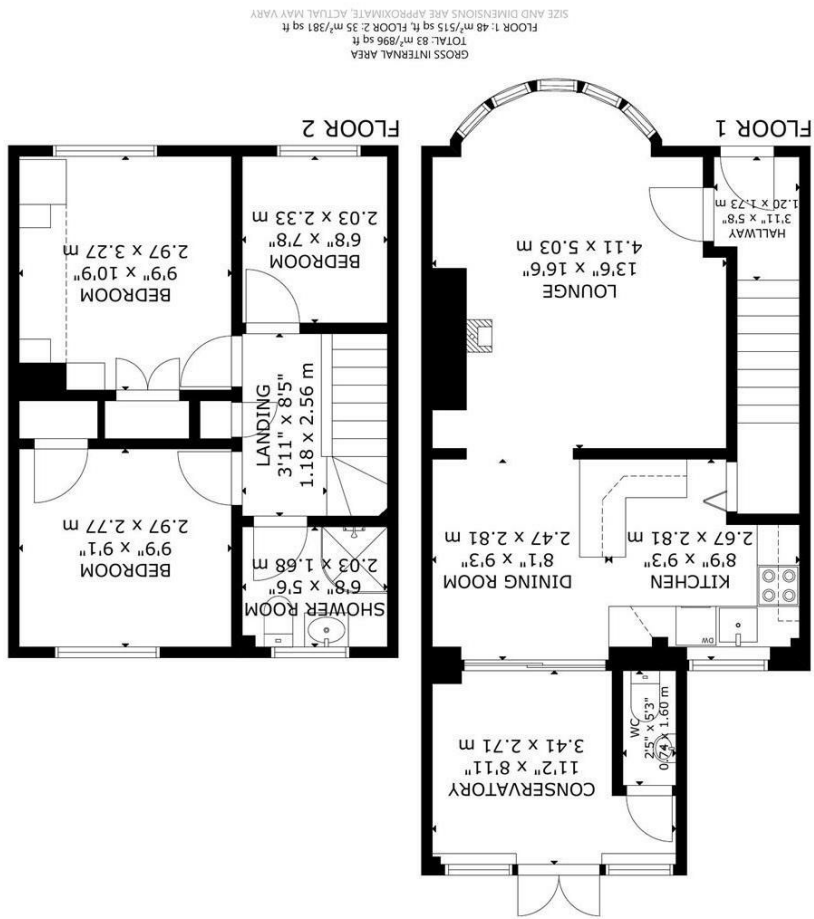
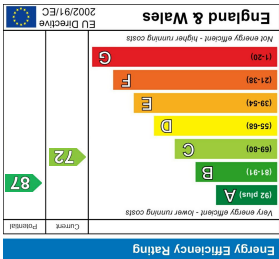


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48 High Street | Polegate | East Sussex | BN26 6AG



Lynholm Road, Polegate



- 3-Bedroomed Terrace
- Located in Walkway
- Bay Fronted Lounge
- Kitchen/Diner
- Conservatory
- Shower Room/wc
- Gas c/h & Dbl glz
- South-Westerly Garden
- Car Port
- Garage

# Freehold

£285,000

 3 BEDROOM

 1 RECEPTION

 1 BATHROOM

 1 GARAGE

Lynholm Road, Polegate



Lynholm Road, Polegate

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - Regency Style - Mid Terrace - Lounge - Kitchen/Diner - Conservatory - 3 Bedrooms - Shower Room/wc - Gas c/h & Dbl glz - South-Westerly Rear Garden - Car Port - Garage

A Regency style 3-bedroomed mid-terraced house situated in a walkway having a most pleasant south-westerly rear garden and also features a good size bay fronted lounge, kitchen/diner with access to a conservatory, two double size bedrooms - each having built-in wardrobes, and there is a shower room/wc. The property has a gas fired central heating system, double glazing and cavity wall insulation. From the end of the rear garden is a gate to a car port and garage, which is approached via a service road.

The property is conveniently located close to bus services at Pevensey Road and within walking distance of a small Morrisons store. There is a Lidl supermarket towards the end of Dittons Road and Polegate High Street is within approximately one mile, having various shops, medical centres and a mainline railway station connecting with Eastbourne, Brighton and London Victoria. Polegate Primary School is at Oakleaf Drive and from nearby Aberdale Road and Levett Road, is access to The Cuckoo Trail providing many countryside walks and cycling routes.



Lynholm Road, Polegate

Panelled front door into an Entrance Hall and door to -

Bay Fronted Lounge 4.18m max x 4.12m max (13'8" max x 13'6" max)

Kitchen/Diner 5.16m max x 2.69m (16'11" max x 8'9")

Conservatory 3.36m max x 2.52m max (11'0" max x 8'3" max)

Bedroom 1 3.24m x 3.02m (10'7" x 9'10")

Bedroom 2 3.02m x 2.79m (9'10" x 9'1")

Bedroom 3 2.38m x 2.04m (7'9" x 6'8")

Shower Room 2.62m x 1.71m (8'7" x 5'7")

Outside  
The front garden is open plan and is laid to lawn.

Rear Garden 10.67m depth (approx) (35' depth (approx))  
The pleasant south-westerly garden has a crazy paved patio and area of lawn with well stocked flower borders having a variety of established plants, small trees and flowers, outside tap, shed, rear gate to -

Car Port

Garage 5.16m x 2.25m (16'11" x 7'4") (approximate internal measurements) with up-and-over door.

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/diner has wall and base units and provides appliance spaces to include plumbing for a dishwasher and there is a large understairs cupboard housing gas and electric meters, consumer unit and also has plumbing for a washing machine. The first floor landing has a built-in airing cupboard with programmer for the central heating & hot water, and access to a partly boarded and insulated loft, which houses a Worcester gas fired boiler.