

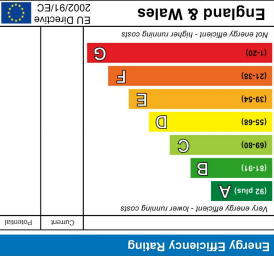
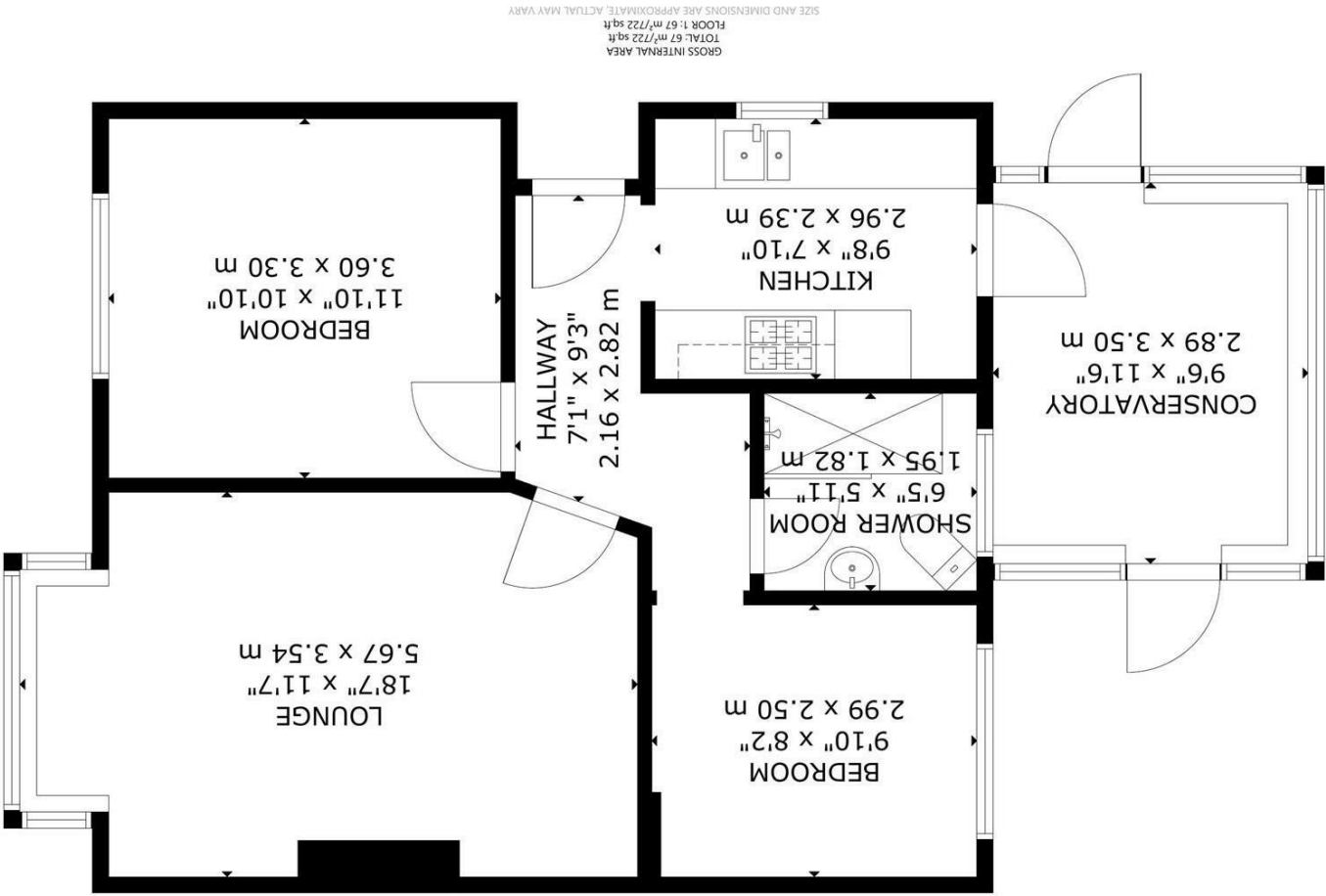


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& PARTNERS

- Semi Detached
- Pleasant Close
- Spacious Living Room
- Kitchen
- Conservatory
- 2-Bedrooms
- Shower Room/wc
- Gas c/h & Dbl glz
- Garage & 40' Garden
- NO ONGOING CHAIN

Grosvenor Close, Polegate



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Freehold

£299,950



2 BEDROOM



1 RECEPTION



1 BATHROOM



1 GARAGE

Grosvenor Close, Polegate

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DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - Pleasant Residential Close - Semi Detached - Spacious Bay Fronted Living Room - Kitchen - Conservatory - 2 Bedrooms - Shower Room/wc - Gas c/h & Dbl glz - Garage - 40' max Easy To Maintain Garden - Close to Bus Services - NO ONGOING CHAIN

A 2-bedroomed semi detached bungalow located in a pleasant residential close just off Farmlands Way. The property provides spacious accommodation and features a good size bay fronted living room, which enjoys a southerly aspect having distant views of the South Downs, kitchen with access to a conservatory and there is a modern shower room/wc. Some updating is required internally and there is a gas fired central heating system as well as double glazing. There are easy to manage front and rear gardens, offering much potential for landscaping, and there is a shared drive leading to a garage. NO ONGOING CHAIN.

The property is located close to bus services at Farmlands Way, where there is also a convenience store. Polegate High Street is approximately 1/2 mile, having various shops, medical centres and a mainline railway station connecting to Eastbourne, Brighton and London Victoria. Also close by, at Wannock Road, is Diplock Woods and from nearby Jevington Road, Wannock, is access to The South Downs National Park, providing many countryside walks with stunning views.



Grosvenor Close, Polegate

Covered side entrance with panelled front door into Entrance Hallway

Living Room 5.55m into bay x 3.54m (18'2" into bay x 11'7")

Kitchen 2.97m x 2.36m (9'8" x 7'8")

Conservatory 3.20m x 2.59m (10'5" x 8'5")

Bedroom 1 3.64m x 3.27m (11'11" x 10'8")

Bedroom 2 2.99m x 2.49m (9'9" x 8'2")

Shower Room 1.93m x 1.84m (6'3" x 6'0")

Outside
The front garden is laid to white pebbles for ease of maintenance. Share Driveway with outside tap, leading to -

Garage 4.88m x 2.42m min (16'0" x 6'6", 13'9" min)
(approximately internal measurements) power and light, up-and-over door.

Rear Garden 12.19m max in depth (40' max in depth)
The easily maintained garden has a areas of decking, paving and shingle, shed 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

The kitchen does require updating and consists of various wall and base units with a tall unit housing the gas and electric meters as well as the

consumer unit, fitted Bosch electric oven and Beko gas hob, appliance spaces to include plumbing for a washing machine. There is also an Ideal gas fire combi boiler. The shower room has a good size shower with wall shower controls and rain head shower above. From the hallway is access via a ladder to a good size loft, which is mostly boarded, insulated and has a light.