



Freehold

£290,000



2 BEDROOM



2 RECEPTION



1 BATHROOM



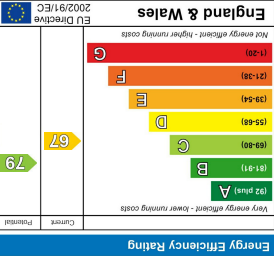
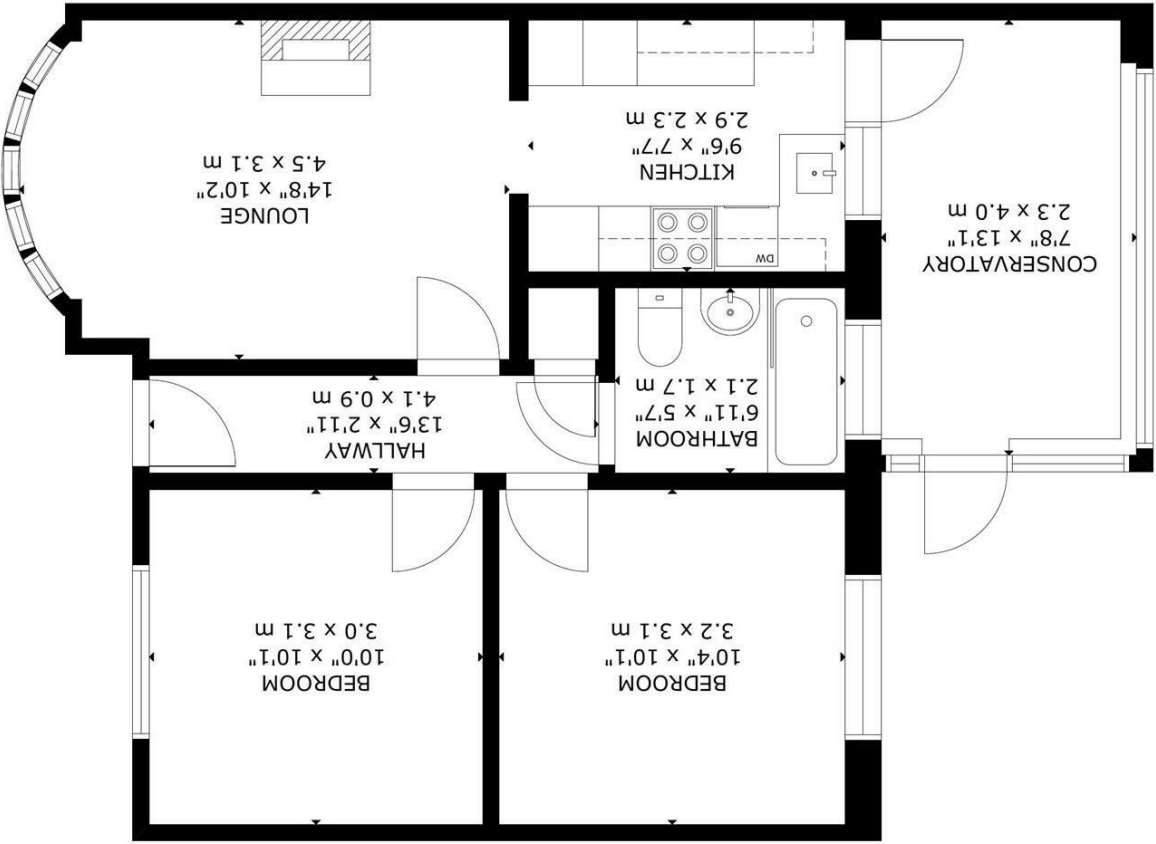
1 GARAGE

archer

& PARTNERS

- 3D Virtual Tour
- Vacant Bungalow
- Cul-De-Sac Location
- Potential To Improve
- Generous Garden
- Conservatory
- Bay Fronted Lounge
- Gas Central Heating
- Driveway and Garage

West Close, Polegate



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# West Close, Polegate

## DESCRIPTION

3D Virtual Tour | Chain Free Bungalow | Further Potential | Generous Garden | Driveway and Garage |

Situated in a pleasant residential close, this two bedroom semi detached bungalow offers an excellent opportunity for buyers looking to create a home to their own taste. Built in the 1930s, the property retains its traditional character and is being sold chain free, making for a straightforward purchase.

The internal layout includes an entrance hall which leads through to a comfortable lounge, a kitchen opening into the conservatory, two bedrooms, and a bathroom. While the property would now benefit from modernisation, it provides a well proportioned footprint with scope to reconfigure or extend subject to the usual consents.

One of the particular features is the generous rear garden, which enjoys a good degree of privacy. Mainly laid to lawn with established shrubbery and mature planting, it offers plenty of outdoor space alongside a seating area, a perfect blank canvas for keen gardeners or those seeking an outside retreat. To the front there is a further lawned area, private driveway providing off road parking, and a garage.

West Close is well placed for access to Polegate High Street, which offers a range of local shops, cafes, and amenities, as well as the mainline railway station with direct services to Eastbourne, Lewes, Brighton and London. The nearby A27 also provides convenient road links.

With its sought after location, ample outside space, and potential for improvement, this bungalow represents an excellent chance for buyers to create a delightful home to suit their own needs and style.



# West Close, Polegate

**The Area**  
Polegate is a well connected and welcoming town, popular with those seeking a quieter pace of life without losing access to excellent amenities. The High Street offers a variety of independent shops, cafés, and services including a post office, pharmacy, and doctors' surgery, making day to day living both easy and convenient. There are also supermarkets close by for everyday essentials.

For those who enjoy the outdoors, Polegate sits at the foot of the South Downs, with scenic countryside walks and cycle routes available in minutes. The popular Cuckoo Trail, a 14 mile pathway through woodland and open fields, begins in the town and is ideal for leisurely strolls or more active pursuits.

Transport links are a strong feature, with Polegate's mainline station providing direct train services to Eastbourne, Lewes, Brighton and London Victoria, making it simple to connect with friends and family. The nearby A27 and A22 also offer straightforward road links across Sussex and beyond.

Further afield, Eastbourne is just a short drive and offers a wide range of leisure and cultural facilities, including theatres, a marina, and a seafront promenade with level walking. The historic town of Lewes, with its characterful streets and traditional markets, and the coastal city of Brighton, with its vibrant mix of shops, restaurants, and entertainment, are also within easy reach.

Polegate combines community charm with excellent accessibility, making it an attractive location for those looking to enjoy a comfortable and well supported lifestyle.