



Freehold

£275,000

Guide price

2 BEDROOM

1 RECEPTION

1 BATHROOM

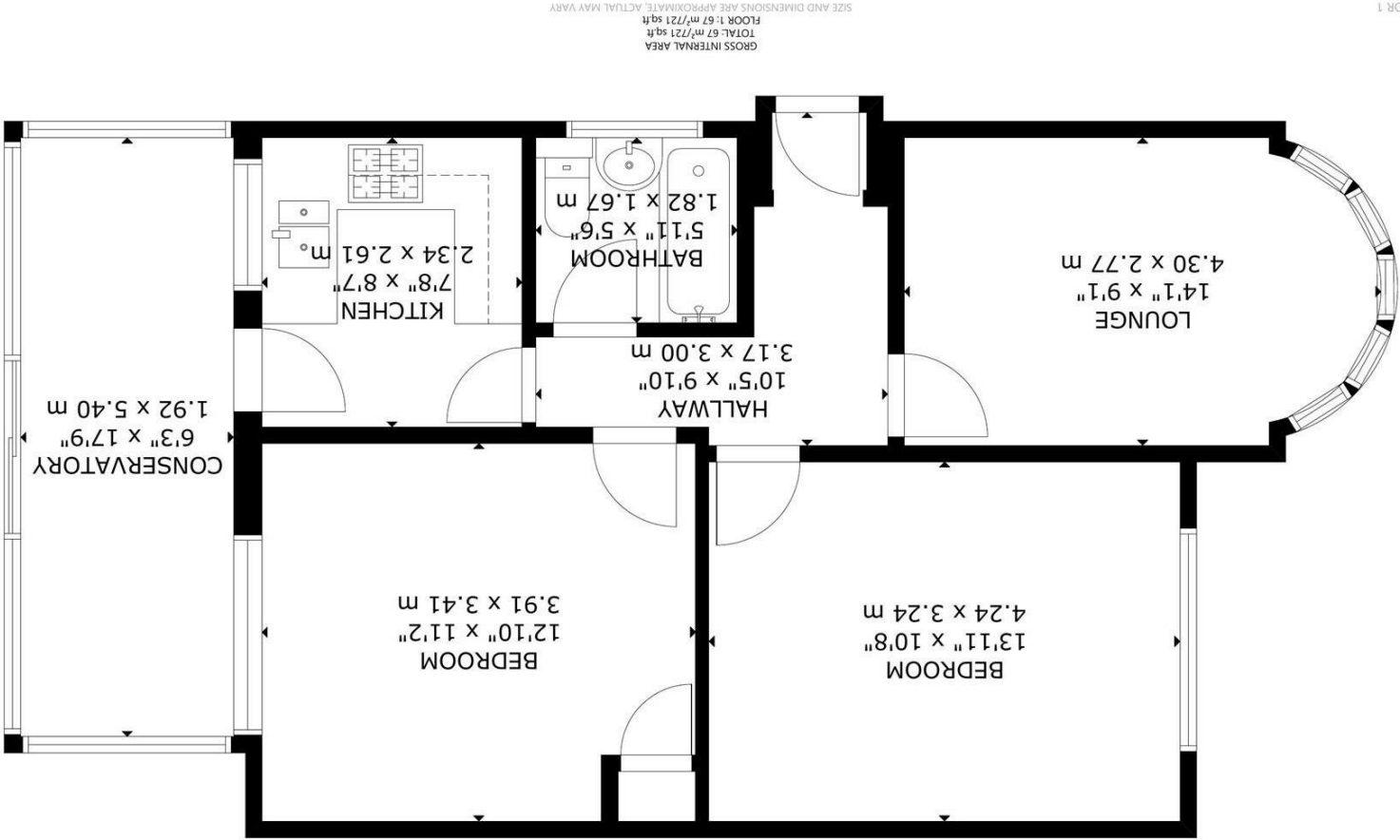
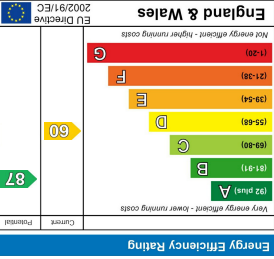
0 GARAGE

Pevensey Road, Polegate

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& PARTNERS

- Guide £275,000 - £285,000
- Semi Detached
- Lounge
- Kitchen
- Lean-To/Sun Room
- 2 Bedrooms
- Bathroom/wc
- Gas c/h & Dbl glz
- Long Drive & Car Port
- 45' x 30' Rear Garden



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Pevensey Road, Polegate

DESCRIPTION

GUIDE PRICE £275,000 - £285,000 - SEE OUR 3D VIRTUAL TOUR
- NO ONGOING CHAIN - Semi Detached - Long Drive & Car Port -
Lounge - Kitchen - Lean-To/Sun Room - 2 Bedrooms -
Bathroom/wc - Gas c/h & Dbl glz - 45' x 30' Rear Garden

An older 2-bedroomed semi detached bungalow located on a bus route and conveniently situated for Polegate High Street. Although in need of some updating, there is much potential and the living accommodation consists of a bright lounge, kitchen to include oven and hob, a good size lean-to/sun room, and a bathroom/wc. There is also a gas fired central heating system, double glazing and outside is a long driveway with car port and an approximately 45' x 30' rear garden. NO ONGOING CHAIN.

Bus services pass along Pevensey Road and there is also a convenience store within walking distance, at Station Road. From nearby Porters Way, is access through to the railway station car park and Polegate High Street, which has a variety of shops, bus services and medical centres. Also close by, at the end of Levett Road, is The Cuckoo Trail, providing many countryside walks and cycling routes.



Pevensey Road, Polegate

Side entrance with part frosted double glazed front door into and L-shaped Hallway.

Lounge 4.17m x 3.19m (13'8" x 10'5")

Kitchen 2.60m x 2.26m (8'6" x 7'4")

Lean-To/Sun Room 5.37m x 1.90m (17'7" x 6'2")

Bedroom 1 3.84m x 3.34m (12'7" x 10'11")

Bedroom 2 4.08m into bay x 2.77m (13'4" into bay x 9'1")

Bathroom 1.79m x 1.68m (5'10" x 5'6")

Outside
The front garden is laid to lawn with flower beds having a variety of shrubs and plants. Long Driveway with Car Port.

Rear Garden 13.72m depth x 9.14m width approx (45' depth x 30 width approx)
Areas of paving with some raised flower beds, pond, areas of lawn, various shrubs and small trees, timber rose arbours, shed, 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

From the L-shape hallway is access via a ladder to a mostly boarded and insulated loft with light.

The kitchen also includes a fitted Diplomat electric oven and gas hob. There is a wall mounted Baxi gas fired boiler and the consumer unit and electric meter are located in a high level wall unit.

In bedroom one is a built-in airing cupboard housing the hot water cylinder and programmer.