



Freehold

£295,000



2 BEDROOM



1 RECEPTION



1 BATHROOM



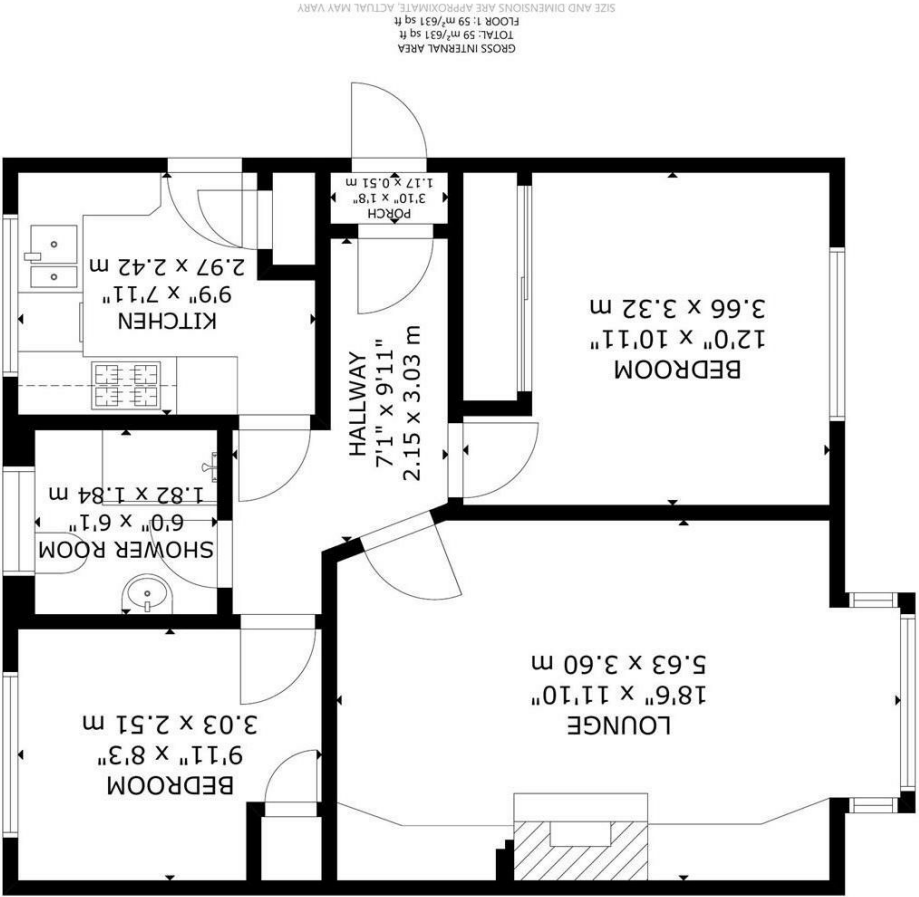
1 GARAGE

Mayfair Close, Polegate



- 3D Virtual Tour
- Cul-De-Sac Location
- Sought After Area
- Tandem Driveway To Garage
- Scope To Modernise
- South Westerly Garden
- Gas Central Heating
- Nearby Amenities
- Chain Free

Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
A	
Very energy efficient - lower running costs	



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Mayfair Close, Polegate

DESCRIPTION

Tucked away in a peaceful close in the heart of Polegate, this two-bedroom semi-detached bungalow is an ideal opportunity for buyers seeking a well-cared-for home they can modernise to their own taste. Having been in the same ownership for decades and last sold in the late 1960s for a whopping £3,450, the property has clearly been loved and maintained, yet now sits ready for its next chapter.

Inside, the accommodation is sensibly arranged with an entrance hall, kitchen, shower room, two bedrooms, and a comfortable lounge looking out towards the front. Everything is clean and tidy, offering a perfectly livable space for now, while providing excellent scope for those wanting to update and re-design.

Outside, the property continues to impress with a driveway, garage, and a pleasant rear garden that offers a lovely backdrop and room to landscape.

Situated close to Polegate's local shops, bus routes and mainline railway station, this chain-free bungalow presents a brilliant opportunity in a sought-after residential area.



Mayfair Close, Polegate

The Area
Polegate is a well regarded small town at the foot of the South Downs that offers excellent everyday convenience and a welcoming community feel. The High Street provides a useful mix of shops, cafés and local services, and the mainline railway station gives direct services to Eastbourne, Brighton and London Victoria, making the area attractive to commuters, families and downsizers.

The surrounding neighbourhoods are equally sought after, with Wannock being one of the most popular. This peaceful residential area sits between Polegate and Willingdon and has a semi rural character with leafy roads, generous gardens and easy access to open countryside. The South Downs National Park is close by, providing popular walking routes towards Jevington, Butts Brow and the wider Downs.

The area is well served by schools including Polegate School, Willingdon Primary School and Willingdon Community School. Regular bus services connect Polegate and Wannock with Eastbourne, Hailsham, Seaford and surrounding villages, and the A27 and A22 offer straightforward road links across Sussex.

Polegate and Wannock together provide a comfortable balance of convenience, countryside and strong local amenities, making the location an excellent place to call home.