

Freehold

£375,000

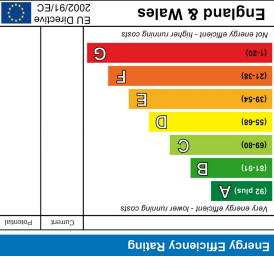
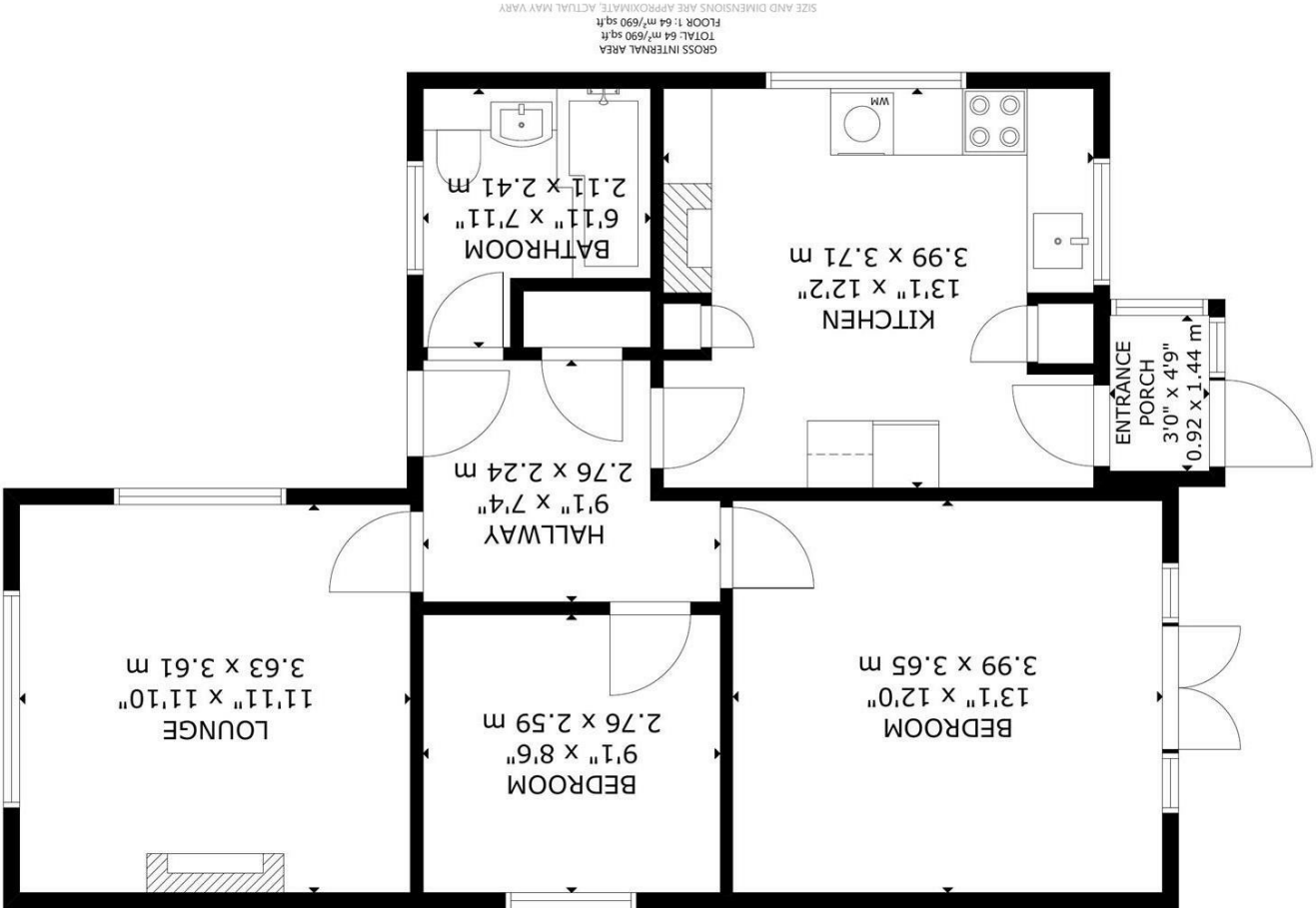
Offers in excess of

2 BEDROOM 1 RECEPTION 1 BATHROOM 1 GARAGE

archer  
& PARTNERS

- 3D Virtual Tour
- Favoured Central Location
- Mature Garden
- Well Presented Throughout
- GCH & DG
- Kitchen-Breakfast Room
- Front Aspect Lounge
- Driveway To Garage
- Chain Free

St. Johns Road, Polegate



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

Tel: 01323 483348

www.archerandpartners.com

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



# St. Johns Road, Polegate

## DESCRIPTION

Situated in a well-regarded residential area of Polegate, this detached two-bedroom bungalow offers well-presented and thoughtfully arranged accommodation, ideal for those seeking single-level living within easy reach of local amenities.

The property benefits from a private driveway leading to an attached garage, with a covered entrance porch opening into a welcoming hallway. The front-facing sitting room enjoys a pleasant aspect and good natural light, while the kitchen/breakfast room provides ample storage and workspace, along with space for dining.

There are two comfortable double bedrooms, with the main bedroom featuring patio doors that lead directly into the rear garden. The bathroom is fitted with a white suite and is in good order throughout.

The rear garden is a notable feature, laid mainly to lawn with established borders and patio seating areas, offering a manageable yet attractive outdoor space. The front garden is neatly maintained, and there is side access to the rear.

St Johns Road is a popular and peaceful location, positioned within a level walk of Polegate High Street, which offers a range of shops, cafes and essential services. The mainline railway station is also within easy reach, providing direct links to Eastbourne, Brighton and London. Local bus routes, nearby countryside walks and a friendly community atmosphere further enhance the appeal of this location, particularly for more mature buyers.

A comfortable and well-cared-for home in a sought-after setting. Early viewing is highly recommended.



## St. Johns Road, Polegate

**About The Area**  
Polegate is a well-connected and well-regarded town situated at the foot of the South Downs, just four miles north of Eastbourne. Once a small railway settlement, Polegate has grown into a popular residential location that retains a strong sense of community and charm, while offering a wide range of amenities and excellent transport links.

The town centre is compact yet caters well for everyday needs, offering a selection of independent shops, cafes, convenience stores and national names such as Co-op and Boots. There are several local takeaways, a post office, library, dentist, and two medical practices serving the area. The overall feel is friendly and traditional, with a welcoming pace of life.

Polegate is particularly well suited to those seeking a quieter setting without compromising on convenience. The mainline railway station provides direct and regular services to Eastbourne, Lewes, Brighton and London Victoria, making it an excellent choice for those who wish to remain well connected to the wider region. Road links are also strong, with easy access to both the A22 and A27.

For those who enjoy the outdoors, Polegate offers access to some of the finest countryside in the area. The Cuckoo Trail, a well-maintained route popular with walkers and cyclists, runs through the town and stretches for over fourteen miles through scenic countryside towards Heathfield. The nearby South Downs National Park provides further opportunities for walking and enjoying nature, with beauty spots such as Beachy Head, Alfriston and Friston Forest all within easy reach.

Polegate is home to several churches, local clubs and community groups that offer a variety of activities and social opportunities. The town is served by local bus routes providing connections to Eastbourne, Hailsham, Lewes and nearby villages, ensuring residents without a car remain well connected.

Healthcare provision is good, with Polegate Surgery and Downlands Medical Centre located in the town, and Eastbourne District General Hospital within easy driving distance. There are also local pharmacies, opticians and chiropody services nearby.

With its combination of convenience, natural surroundings, strong community spirit and relaxed way of life, Polegate continues to appeal to a wide range of residents, particularly those looking to enjoy a well-connected and peaceful setting on the edge of the South Downs.