



**Westfield Close, Polegate BN26 6EJ**

## **Welcome to**

### **Westfield Close, Polegate**

This semi-detached bungalow presents a welcoming exterior, with driveway providing off-street parking for residents. Also offering a garage for added storage space. Nearby to Polegate's main high street, offering an array of local shops and amenities.





**Floor Plan**

**Garage**

Total floor area 83.4 m<sup>2</sup> (897 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Porch**

**Entrance Hall**

**Lounge**

14' 6" x 13' 5" ( 4.42m x 4.09m )

**Dining Room/ Bedroom 3**

10' 9" x 10' 6" ( 3.28m x 3.20m )

**Kitchen**

11' 11" x 8' 8" ( 3.63m x 2.64m )

**Shower Room**

8' 6" x 4' 4" ( 2.59m x 1.32m )

**Toilet**

**Bedroom 1**

11' 10" x 11' 7" ( 3.61m x 3.53m )

**Bedroom 2**

8' 8" x 7' 11" ( 2.64m x 2.41m )

**Garage**

14' 2" x 8' 11" ( 4.32m x 2.72m )

**Rear Garden**

**Off-Street Parking**

## Welcome to

### Westfield Close, Polegate

- SEMI-DETACHED BUNGALOW
- OFF-STREET PARKING
- GARAGE
- CENTRAL HEATED THROUGHOUT
- SPACIOUS ACCOMMODATION

Tenure: Freehold EPC Rating: D

# £345,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PLG106688 - 0004

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