



## **233 EASTBOURNE ROAD, POLEGATE**

**£185,000 FREEHOLD**

**Accommodation:** Detached Bungalow, Porch, Lounge, One Bedroom, Kitchen, Dining Area, Utility Room, Shower Room, Side Lean-To, Mostly Double-Glazed Windows, Gas Central Heating, Gardens.

Available to Cash-Buyers due to its timber construction this detached home may offer a development opportunity to secure this pleasant plot with a stream at the bottom of the garden. The property is in need of modernisation throughout but is conveniently located for access to Polegate High Street, bus routes and mainline Railway station. Arrange a viewing today to explore the potential by calling The Exchange Property Services on 01323 489560.



Part glazed door to:

## GROUND FLOOR

---

### Porch

Glazed windows to front and sides, steps & part glazed door to:

### Kitchen Area

4.26m (13'11") max x 2.70m (8'10") reducing to 2.02m (6'7")

Sink unit with 1 & ½ bowl inset sink, wall mounted gas boiler, leaded light effect window to front porch, double glazed windows to rear, radiator, wooden flooring, feature fireplace, open plan to dining area:



### Dining Area

2.67m (8'8") x 2.52m (8'3")

Wooden Flooring, door to side Lean-to, open plan to kitchen area:





### Lounge

3.96m (12'11") max x 2.86m (9'4") reducing to 2.38m (7'9")

Feature fireplace, radiators, double glazed window to front, double glazed window to side:



### Bedroom 1

2.74m (8'11") x 2.69m (8'9")

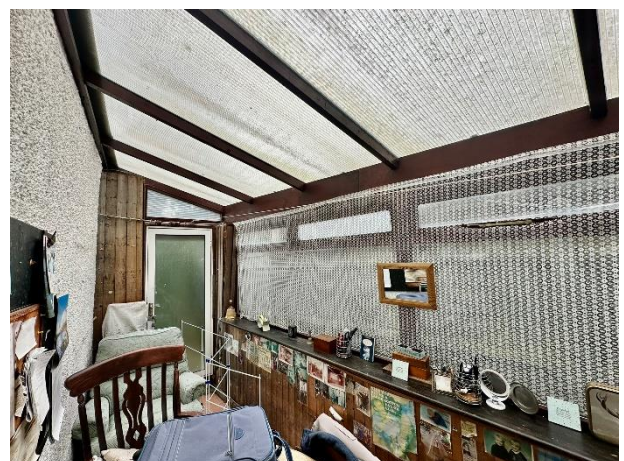
Double glazed leaded light effect window to front, radiator, wooden flooring:



### Side Lean-to

5.22m (17'1") x 2.09m (6'10") reducing to 1.30m (4'3")

Double glazed door to front, double glazed windows to sides & rear, power points, tiled flooring, transparent roof:





### **Shower Room**

Comprising tiled shower cubicle with wall mounted shower, low-level WC, wood panelling:



### **Utility Room**

2.24m (7'4") x 1.17m (3'10")

Plumbing for washing machine





## Outside

### Aprox Plot Size

22.07m (72'4") x 14.67m (48'1")

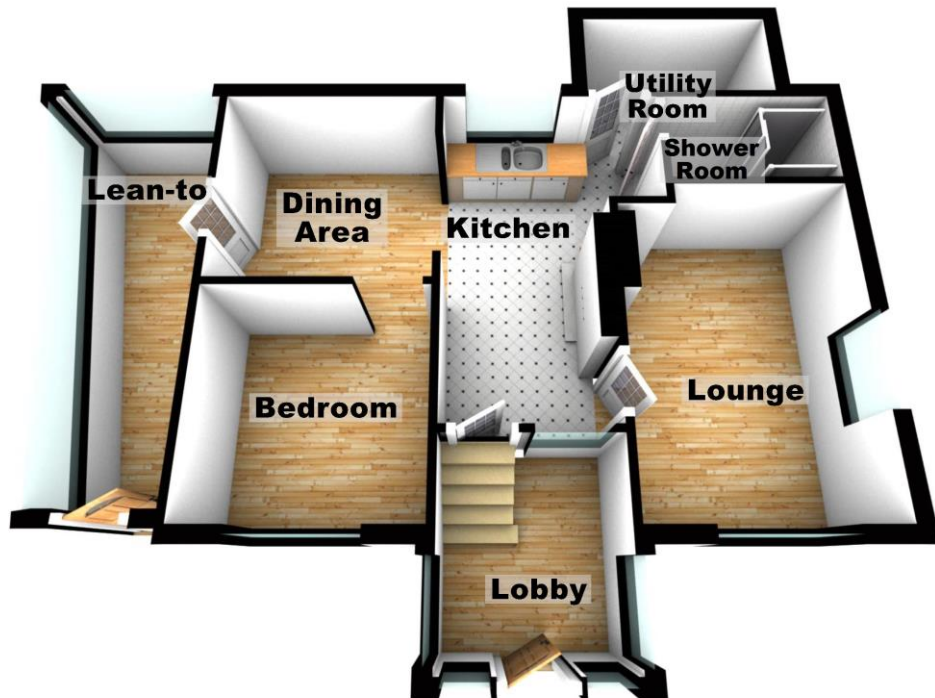
Fencing to sides, gated side access, lawn, patio, mature shrubs & trees, summer house & shed:

***Note at the bottom of the garden runs a natural water course plus access for off road parking may be impeded by a pedestrian crossing in proximity. Please make your own enquiries in relation to development opportunities taking these planning factors into account:***

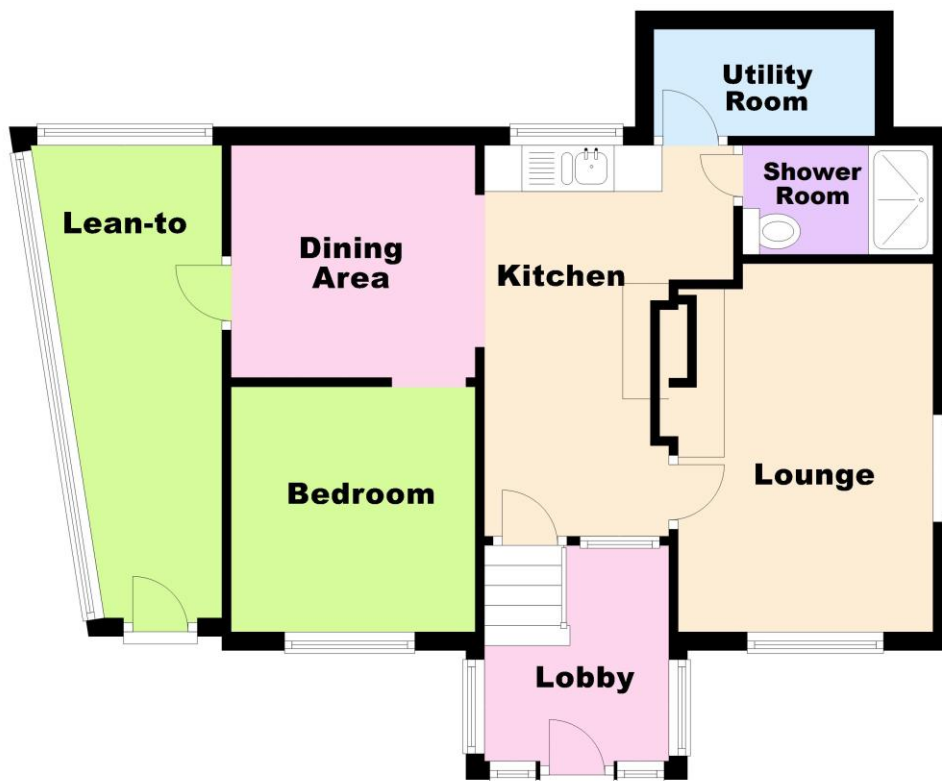




**Ground Floor**



**Ground Floor**



# Energy performance certificate (EPC)

233, Eastbourne Road  
POLEGATE  
BN26 5DP

Energy rating

**D**

Valid until:

**13 May 2025**

Certificate number:

**8506-3843-5529-6797-4553**

Property type

Detached bungalow

Total floor area

39 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		91 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**IMPORTANT INFORMATION:** We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

**ADDITIONAL SERVICES:**     (VISIT OUR WEBSITE FOR MORE INFORMATION) :

#### **THE EXCHANGE PROPERTY SERVICES:**

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

#### **THE EXCHANGE LETTING & MANAGEMENT:**

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

#### **THE EXCHANGE MORTGAGE SERVICES:**

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.*

#### **PERCY WYNNDHAM COUNTRY & EXCLUSIVE HOMES:**

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

#### **FOLLOW THE EXCHANGE ON SOCIAL MEDIA:**



Like 'The Exchange Property Services' on Facebook



Follow 'The Exchange Property Services' on Instagram



Follow 'The Exchange Property Services' on Twitter



Subscribe to 'The Exchange' to watch our video tours

# The Exchange

Property Services  
Mortgage Services  
Letting & Management Services

[www.theexchangeonline.co.uk](http://www.theexchangeonline.co.uk)

Tel: 01323 489560

Email: [info@exchangegrouponline.co.uk](mailto:info@exchangegrouponline.co.uk)