



## Key Features

- ◆ CHAIN FREE
- ◆ Unique two-bedroom detached property
- ◆ Double-glazed conservatory
- ◆ Private courtyard garden
- ◆ Freehold
- ◆ EPC rating E

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New Road, Polegate, Eastbourne

£310,000





Northwood are delighted to welcome to market, CHAIN FREE, this unique two-bedroom detached cottage in Polegate.

Accommodation comprises: lounge, large kitchen/diner with range cooker and double-glazed conservatory extension, two double bedrooms, one with a fantastic picture window affording views over Polegate and a bathroom with separate shower cubicle.

Further benefits include gas central heating, double glazing, enclosed porch and private courtyard garden.

Located a couple of minutes walk from the mainline Polegate train station and village shops with easy access to the A27 and the South Downs, this beautiful home is cosy, charming and packed with period features, the perfect balance between modern living and old world charm.









Please view our immersive virtual tour to fully appreciate this amazing property: <https://tour.giraffe360.com/cf28bf11f0174c8caf0c3f6a23c9a843>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band: C £2319

Please note: these photos were taken before the current tenant moved in, but the property is not substantially different.

### Exterior and Approach

Tucked away at the end of a cul-de-sac near to Polegate station and shops.

A large wooden gate opens up onto a beautiful, flagstone courtyard garden

### Porch

A wood-effect uPVC door leads to an enclosed porch with red quarry tiles and space for shoes and coats

### Lounge

4.32m x 3.48m (14'2" x 11'5")

Exposed beams, Tudor-style wooden paneling and a log burner greet you in the cosy lounge, with laminate flooring, radiator and double-glazed window to front aspect

### Kitchen

5.18m x 2.8m (17'0" x 9'2")

Modern fitted kitchen with oak flooring, oak worktops over cream cabinets, double Belfast sink, Rangemaster oven, radiator and space/plumbing for dishwasher and fridge/freezer









## Dining Room

2.69m x 2.48m (8'10" x 8'1")

Wood-effect uPVC, double-glazed conservatory with Quarry tiled floor, exposed brick and uPVC double-glazed French doors to courtyard

## Bedroom Two

3.16m x 2.5m (10'5" x 8'2")

Ground floor double-bedroom with quarry tiled floor, radiator, boiler cupboard (housing Glow Worm combi-boiler) and uPVC double-glazed window to front aspect

## Bathroom

3.59m x 1.73m (11'10" x 5'8")

Family bathroom with cream tiled floor, radiator, window to side aspect and white suite comprising basin, WC, bath and separate shower cubicle

## Bedroom One

4.2m x 2.91m (13'10" x 9'6")

Large double-bedroom on the first floor, carpeted with radiator, built-in storage and large uPVC double-glazed picture window affording views over the courtyard towards Polegate









## Northwood

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com