





7 East Close, Polegate, BN26 6HE

Conveniently located in Polegate just yards from local shops and the Cuckoo Trail, this semi detached bungalow has two bedrooms and is in need of refurbishment and redecoration throughout. The property has a sitting room, breakfast room and kitchen whilst a bathroom/wc is also included. Mature gardens are arranged to the rear and have a Westerly aspect. A driveway to the front provides off street parking. Polegate high street shops and mainline railway station are within approximately half a mile distant.



Freehold

£264,950

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Main Features Entrance Door from porch to entrance hallway. • Semi Detached Bungalow **Entrance Hallway** 2 Bedrooms Sitting Room 14'07 x 9'09 (4.45m x 2.97m) Sitting Room radiator, double glazed window to front and wall mounted gas fire. Kitchen Kitchen 7'11 x 7'03 (2.41m x 2.21m) Breakfast Room Range of units comprising single drainer sink unit with part tiled walls with surrounding worksurfaces with cupboards and drawers under. Space for cooker and further appliance space Bathroom/WC for fridge freezer and space and plumbing for washing machine. range of wall mounted units. Double glazed window to rear and doubler glazed door to rear garden. Mature Gardens Breakfast Room **Refurbishment & Redecoration** 22'11"'36'1" x 22'11"'22'11" (7'11 x 7'07) Required Bedroom 1 Off Street Parking 10'05 x 9'11 (3.18m x 3.02m) Radiator, double glazed window to front CHAIN FRFF Bedroom 2 9'11 x 9'10 (3.02m x 3.00m) Radiator, double glazed window to rear. Bathroom/WC Suite comprising panelled bath, low level wc, wash hand basin, part tiled walls, double glazed window Outside The rear garden is mostly laid to lawn and Westerly facing. Parking There is off street parking to the front of the property. Council Tax Band = C.

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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 pleased 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 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 will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.