Freehold

£325,000

🛏 2 Bedroom   🛋 1 Reception   🛁 1 Bathroom

2 Clement Lane, Polegate, BN26 5DR

Being sold CHAIN FREE this two bedroom detached bungalow is enviably situated in this cul-de-sac setting within half a mile of Polegate high street and its mainline railway station. Though in need of much improvement the bungalow offers wonderful potential with a garage to the side and secluded lawned rear gardens. The bungalow benefits from a double aspect lounge, kitchen/breakfast room, two bedrooms and shower room with WC. An internal inspection comes highly recommended.

2 Clement Lane, Polegate, BN26 5DR

£325,000

Main Features

- Detached Bungalow
- 2 Bedrooms
- Lounge
- Kitchen/Dining Room
- Lean To
- Shower Room/WC
- Lawned Gardens
- Driveway
- Garage
- CHAIN FREE

Entrance
Entrance door to-

Entrance Hallway
Night storage heater. Airing cupboard housing hot water cylinder. Built in cupboard. Phone point. Loft hatch (not inspected).

Double Aspect Lounge
13'7 x 11'10 (4.14m x 3.61m)
Night storage heater. Feature fireplace with tiled surround and hearth. Double glazed windows to front and side aspects.

Kitchen/Dining Room
12'8 x 8'6 (3.86m x 2.59m)
Base units with inset single drainer sink unit. Space for upright fridge freezer. Cooker point. Larder cupboard. Night storage heater. Double glazed window to rear aspect. Frosted double glazed door to lean to.

Lean To
6'2x 5'7 (1.88mx 1.70m)
Sliding door to garden.

Bedroom 1
11'9 x 11'3 (3.58m x 3.43m)
Night storage heater. Double glazed window to front aspect.

Bedroom 2
10'4 x 8'10 (3.15m x 2.69m)
Night storage heater. Double glazed window to rear aspect.

Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin. Tiled walls. Tiled flooring. Wall mounted electric heater. Frosted double glazed window.

Outside
The rear garden provides a high level of seclusion and is laid to lawn. There are mature trees and shrubs. To the front there are further lawned gardens and a driveway leading to the garage with its up and over door.

Council Tax Band = C