



Freehold

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.

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Offers In Excess Of £260,000

Main Features	Entrance Entrance door to-
 Detached Bungalow 	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
• 2 Bedrooms	
• Lounge	
Kitchen/Dining Room	
• Lean To	glazed windows to front and side aspects.
Shower Room/WC	Kitchen/Dining Room 12'8 x 8'6 (3.86m x 2.59m)
Lawned Gardens	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.
• Driveway	
• Garage	Lean To
CHAIN FREE	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

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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 (s.g. tile, 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.