



TOWN PROPERTY



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Freehold

 2 Bedroom  1 Reception  1 Bathroom

£375,000



## 2 Willow Drive, Polegate, BN26 5DN

Having been refurbished to a good standard throughout, this attractive detached bungalow in Polegate has two double bedrooms and features a double aspect sitting room. The property boasts a modern kitchen/breakfast room and a stylish bathroom/wc with a useful lean to dining area, secluded rear garden laid to artificial grass and has ample parking with a driveway to the side leading to the single garage. Polegate high street shops and mainline railway station are within close walking distance and local schools and the Cuckoo trial are also easily accessible.

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5DN

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## Main Features

- Detached Bungalow
- 2 Double Bedrooms
- Double Aspect Sitting Room
- Kitchen/Breakfast Room
- Lean To/Dining Area
- Stylish Bathroom/WC
- Landscaped Gardens
- Driveway
- Garage

### Entrance

Frosted composite double glazed door to-

### Entrance Vestibule

Ceramic tiled flooring. Inner door to-

### Entrance Hallway

Radiator. Wood laminate flooring. Access to loft housing gas boiler (not inspected).

### Double Aspect Sitting Room

14'5 x 12'10 (4.39m x 3.91m )

Radiator. Recessed fireplace with hearth. Carpet. Double glazed window to front aspect.

### Kitchen/Breakfast Room

10'1 x 9'5 (3.07m x 2.87m)

Range of units comprising of bowl and a half sink bowl and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Integrated dishwasher and fridge freezer. Range of wall mounted unit. Extractor. Radiator. Wood laminate flooring. Double glazed window to rear aspect.

### Lean To/Dining Area

15'10 x 4'6 (4.83m x 1.37m)

Carpet. Double glazed door to rear.

### Bedroom 1

13'1 x 9'5 (3.99m x 2.87m)

Radiator. Carpet. Double glazed windows to front and side aspects.

### Bedroom 2

11'4 x 9'5 (3.45m x 2.87m)

Radiator. Carpet. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Fully tiled walls. Wood laminate flooring. Frosted double glazed window.

### Outside

There is a secluded rear garden laid to artificial grass and having planted borders.

### Parking

A driveway provides invaluable off street parking.

### Garage

Up and over door. Electric power and light. Space and plumbing for washing machine and tumble dryer.

EPC = D

Council Tax Band = D