



TOWN PROPERTY



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Freehold

 2 Bedroom  1 Reception  1 Bathroom

£385,000



39 Spurway Park, Polegate, BN26 5DQ

A well presented and CHAIN FREE two bedroom detached bungalow forming part of this exclusive development within easy reach of Polegate high street. Set in beautiful landscaped gardens to the front and rear the bungalow has undergone much improvement and benefits from a luxury refitted kitchen and shower room, fitted furniture in both bedrooms, a conservatory and cloakroom. The stunning gardens are mainly laid to patio with wonderful maintained flower beds and borders and access to the garage with its electric up and over door. An internal inspection comes very highly recommended.

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Main Features

- Detached Bungalow
- 2 Bedrooms
- Cloakroom
- Lounge
- Kitchen
- Conservatory
- Modern Luxury Shower Room/WC
- Beautiful Landscaped Gardens
- Garage & Off Road Parking
- CHAIN FREE

Entrance

Entrance door to-

Entrance Hallway

Coved ceiling. Radiator. Loft hatch (not inspected).

Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Lounge

19'7 x 12'8 (5.97m x 3.86m)

Coved ceiling. Feature fireplace with marble surround and hearth with inset coal effect fire. Radiator. TV point. Double glazed bi-fold doors to landscaped rear gardens.

Kitchen

11'4 x 8'11 (3.45m x 2.72m)

Modern range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built in electric hob with extractor cooker hood. Eye level double oven. Integrated fridge freezer and dishwasher. Plumbing and space for washing machine. Part tiled walls. Coved ceiling. Inset spotlights. Cupboard housing gas boiler. Double glazed window and door to-

Conservatory

9'10 x 4'7 (3.00m x 1.40m)

Wall lights. Wood effect flooring. Double glazed patio door to garden.

Bedroom 1

13'1 x 12'10 (3.99m x 3.91m)

Radiator. Fitted wardrobe. Coved ceiling. Double glazed bay window to front aspect.

Bedroom 2

9'2 x 8'4 (2.79m x 2.54m)

Radiator. Fitted wardrobe and dressing table. Coved ceiling. Double glazed window to front aspect.

Modern Luxury Shower Room/WC

Refitted white suite comprising of walk in shower, vanity unit with low level WC with concealed cistern and wash hand basin with chrome mixer tap and cupboards below. Tiled walls and flooring. Chrome heated towel rail. Inset spotlights. Frosted double glazed window.

Outside

The beautifully landscaped rear gardens provide a high level of seclusion. Mainly laid to patio there are well stocked flower beds and borders with plants and shrubs, gated side access, an outside tap and door to the garage with an electric up and over door, power and light.

To the front there are further landscaped gardens laid to shingle with well maintained plants and shrubs.

Council Tax Band = E

EPC = D