

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.

## 39 Spurway Park, Polegate, **BN26 5DO**

£385,000

#### Main Features

**Entrance** Entrance door to-

· Detached Bungalow

**Entrance Hallway** 

2 Bedrooms

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

Cloakroom

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

Lounge

Lounge

Kitchen

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

Conservatory

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.

Modern Luxury Shower

Kitchen

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

Room/WC · Beautiful Landscaped 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-

**Gardens** 

Conservatory

Garage & Off Road Parking

9'10 x 4'7 (3.00m x 1.40m) Wall lights. Wood effect flooring. Double glazed patio door to garden.

CHAIN FREE

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

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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.