






TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  2 Reception  1 Bathroom

£269,950



79 Station Road, Polegate, BN26 6EB

A deceptively spacious three bedroom, two reception room, terraced house situated in Polegate. Conveniently located for Polegate high street with its parade of shops and mainline railway station the house is being offered CHAIN FREE. Benefits include a bay windowed lounge, separate dining room, kitchen/breakfast room and ground floor bath/shower room. The first floor comprises of three bedrooms and a cloakroom. Though in need of modernisation, the house provides wonderful potential and an internal inspection comes highly recommended.

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Ground Floor Bath & Shower Room
- Cloakroom
- Courtyard Garden
- CHAIN FREE

Entrance

Entrance door to-

Entrance Porch

Dado rail. Coved ceiling. Door to-

Entrance Hallway

Dado rail. Radiator. Coved ceiling. Stairs to first floor. Understairs cupboard.

Lounge

14'10 x 12'4 (4.52m x 3.76m)

Coved ceiling. Radiator. Feature fireplace with stone surround and display shelf with inset coal effect fire. Wall lights. Dado rail. Double glazed bay window to front aspect.

Dining Room

13'1 x 9'11 (3.99m x 3.02m)

Coved ceiling. Radiator. Feature fireplace with tiled surround and hearth. Double glazed window.

Kitchen/Breakfast Room

9'7 x 9'0 (2.92m x 2.74m)

Fitted range of wall and base units. Worktop with inset one and a half bowl sink unit with mixer tap. Cooker point with extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge freezer. Part tiled walls. Radiator. Double glazed window. Doors to ground floor bath/shower room and garden.

Bath & Shower Room

Coloured suite comprising of panelled bath, shower cubicle and pedestal wash hand basin. Part tiled, part panelled walls. Frosted double glazed window.

Stairs from Ground to First Floor Landing:

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

Bedroom 1

16'8 x 15'0 (5.08m x 4.57m)

Radiator. Dado rail. Coved ceiling. Double glazed bay window to front aspect and further double glazed window.

Bedroom 2

13'1 x 10'3 (3.99m x 3.12m)

Radiator. Coved ceiling. Fitted wardrobes and overhead storage. Double glazed window to rear aspect.

Bedroom 3

10'0 x 9'0 (3.05m x 2.74m)

Radiator. Cupboard housing gas boiler. Double glazed window to side aspect.

Cloakroom

Low level WC. Frosted double glazed window.

Outside

The small courtyard garden is laid to patio.

Council Tax Band = C