Freehold



2 Bedroom



2 Reception



1 Bathroom

Guide Price £280,000 - £295,000



60 Victoria Road, Polegate, BN26 6DA

*** GUIDE PRICE £280,000 - £295,000 ***

A charming two bedroom mid terraced home perfectly positioned in central Polegate, offering superb access to Polegate train station, the town centre and local amenities. The welcoming living room features a recently installed log burner, creating a cosy focal point, while the adjoining fitted kitchen/diner provides a practical and light filled space for everyday cooking and dining, with a separate utility room. The property has also benefited from several thoughtful upgrades including a brand new modern bathroom, a newly installed boiler and a new front door, enhancing both comfort and efficiency. Upstairs, you'll find two well proportioned bedrooms and the stylish new bathroom, completing a layout ideal for first time buyers, commuters or downsizers seeking convenience with contemporary touches. Outside, the mature rear garden leads to the useful garage, accessed via the lane behind, with additional space in front suitable for a small vehicle. Offering a blend of traditional character and modern improvements, this delightful home is ready to move straight into and enjoy.

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Main Features

Entrance

Double glazed front door to-

Terraced House

Hallway

· 2 Bedrooms

Radiator. Stairs to first floor.

Lounge

Garage

Lounge

· Kitchen/Dining Room

13'11 x 10'10 (4.24m x 3.30m)

· Utility Room

Radiator. Log burner. Double glazed window to front aspect.

Kitchen/Dining Room

· Bathroom/WC

16'2 x 9'9 (4.93m x 2.97m)

Range of wall and base units, worktops with inset single drainer sink unit and mixer tap. Space for cooker. Two undercounter spaces. Understairs storage cupboard. Radiator. Part tiled walls. Double glazed window to rear aspect.

· Landscaped Rear Garden

Utility Room

· Double Glazing & Gas Central

13'5 x 4'11 (4.09m x 1.50m)

Heating Throughout

Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Radiator. Velux window. Door to garden.

Stairs from Ground to First Floor Landing

Radiator.

Bedroom 1

12'6 x 8'4 (3.81m x 2.54m)

Fitted wardrobe and built in wardrobe. Two double glazed windows to front aspect.

Bedroom 2

10'6 x 8'11 (3.20m x 2.72m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Tiled walls. Frosted double glazed window.

The rear garden is laid to patio and artificial lawn with a gate for rear access.

Garage

There is a garage to the rear of the property.

COUNCIL TAX BAND = B

EPC = E

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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.