



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



VIEWING HIGHLY
RECOMMENDED

new
instruction



Reynoldstown Lane, Polegate, BN26

Freehold | Bungalow - Semi Detached | 2 Bedrooms

A charming two bedroom bungalow that is set within a private plot and has a colourful south-easterly facing garden. It is located in a cul de sac and has a driveway with off road parking for several vehicles leading to the single detached garage. The property has character features including double glazed bay windows in the living room and bedroom. Polegate High Street and train station are less than half a mile away. Offered to the market with no onward chain.

FOR SALE
FREEHOLD
£300,000

Location

Reynoldstown Lane is a small cul de sac that forms part of the popular Stud Farm development in Polegate. The location offers fantastic proximity to Polegate High Street and train station whilst being nestled away.

Approach

The front garden is mainly laid to lawn with a pathway leading to the double glazed front door.

Hallway

The double glazed uPVC door opens into the entrance lobby with an internal wooden door leading to the inner hallway. Loft hatch, ceiling light, carpet, radiator and powerpoints.

Living Room 14'0" x 12'0" into bay window (4.27 x 3.67 into bay window)

A lovely room with a double glazed bay window to the front aspect. Brick fireplace, wall lighting, carpet, radiator and powerpoints.

Kitchen 11'10" x 10'2" (3.61 x 3.10)

Fitted with a range of wall and floor units with complementary worktop. Stainless steel sink that is set beneath a double glazed window to the side aspect. Space for cooker, washing machine, fridge and freezer. Glow Worm boiler, radiator, vinyl flooring and ceiling light. Double glazed door which leads out to the Conservatory.

Conservatory 11'0" x 5'2" (3.37 x 1.58)

The room has double glazed windows to three sides as well as a double glazed uPVC door which opens out to the private garden. Vinyl flooring and powerpoints.

Bathroom 7'2" x 5'4" (2.19 x 1.63)

Suite comprising of pedestal basin, toilet and bath with mixer tap and shower attachment. Half height tiled walls, double glazed window with obscured glass, ceiling and wall lights.

Bedroom Two 10'5" x 8'11" plus wardrobe space (3.20 x 2.72 plus wardrobe space)

Fitted wardrobes with mirrored sliding doors. Double glazed window with views over the rear garden. Radiator, carpet, ceiling light and powerpoints.

Bedroom One 12'5" x 10'11" (3.80 x 3.33)

Double glazed bay window to the front aspect, radiator, carpet, ceiling light and powerpoints.

Rear Garden

The property is set within a corner plot and has a lovely private rear garden. It is mainly laid to lawn with an array of mature plants and shrubs offering splashes of colour. There's a wooden shed and separate summerhouse.

Garage

The long driveway leads down the side of the property to the single detached garage which has an up and over door.

Additional Information

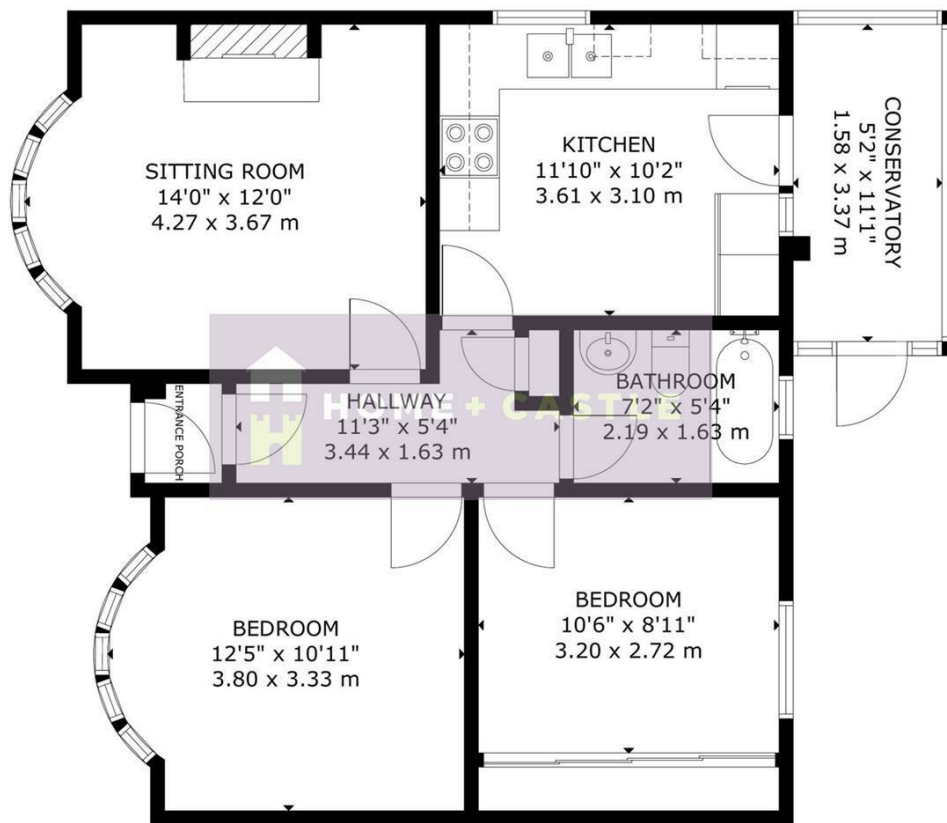
EPC Rating: E

Council Tax Band: C

To be aware there is spray foam in the loft, please ask agent for more information.

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

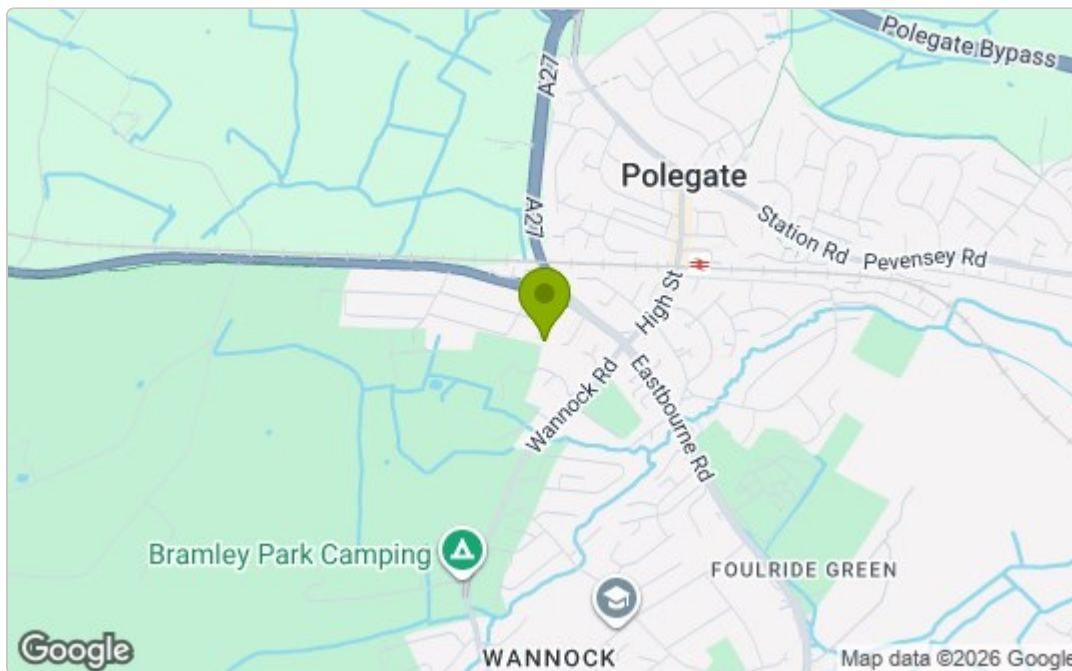
Floor Plan



GROSS INTERNAL AREA
 TOTAL: 66 m²/708 sq ft
 FLOOR 1: 66 m²/708 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.