



**HOME + CASTLE**  
ESTATE AGENTS

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## Dover Road, Polegate, BN26 6LG

Freehold | Bungalow - Semi Detached | 2 Bedrooms

**\*\*Offers over £275,000\*\*** A chain free bungalow that is in need of renovation and potentially offers scope for expansion and improvements, subject to the necessary consents being granted. It is located in Polegate and backs directly onto the historic and scenic Cuckoo Trail. The property currently has an extended Kitchen/Diner, two bedrooms, bathroom and living room. It is set within a good size plot that has a garage, off road parking and gardens. Arrange a viewing to fully appreciate what this property has to offer.

**FOR SALE**  
**FREEHOLD**  
**£275,000**

### Location

Dover Road is located in the popular town of Polegate. It is well known for its excellent transport links to London Victoria, Brighton and Lewes - the train station is less than 1 mile from the bungalow. The Cuckoo Trail passes behind the property and links to Hailsham, Horam and Haywards Heath. Ideal for dog walks, bike rides or a Sunday stroll.

### Front Garden

The front garden is mainly laid to lawn with a pathway leading to the front door. There's also a driveway for several vehicles which leads to the single garage.

### Hallway

uPVC double glazed door, two storage cupboards, picture rail, laminate flooring, radiator, powerpoints and a ceiling light.

### Living Room 14'9" x 11'5" (4.5 x 3.5)

Large double glazed window overlooking the front aspect. Electric fireplace with surround. Picture rail, radiator, ceiling light, carpet and powerpoints.

### Bedroom One 12'5" x 11'5" (3.8 x 3.5)

Window overlooking the rear garden, built in wardrobes, carpet, picture rail, ceiling light and powerpoints.

### Bedroom Two 10'2" x 7'6" (3.1 x 2.3)

A dual aspect room with radiator, picture rail, ceiling light, powerpoints and carpet.

### Bathroom 7'10" x 5'2" (2.4 x 1.6)

Fitted with a white suite comprising of, toilet, pedestal basin, bath with mixer tap and thermostatic shower over. Fully tiled walls, chrome ladder radiator and two double glazed windows with obscured glass. Extractor, vinyl floor and ceiling light.

### Kitchen Diner

#### Kitchen 10'9" x 9'2" (3.3 x 2.8)

Fitted with a range of wall and floor units, worktop and sink that is set beneath a double glazed window. Space for cooker, washing machine and dishwasher. Loft hatch, ceiling light and vinyl flooring through continues through opening to;

#### Dining Space 10'9" x 5'10" (3.3 x 1.8)

Offering views over the rear garden through the glazed sliding doors. As well as a further uPVC door to the garden. Ceiling light.

### Rear Garden

The deceptively long private rear garden has an array of mature shrubs and plants. The garden also offers a lawn and decking area. At the back of the garden are two wooden sheds which are nestled behind the mature shrubs.

### Garage

Up and over door.

### Additional Information

EPC Rating: B

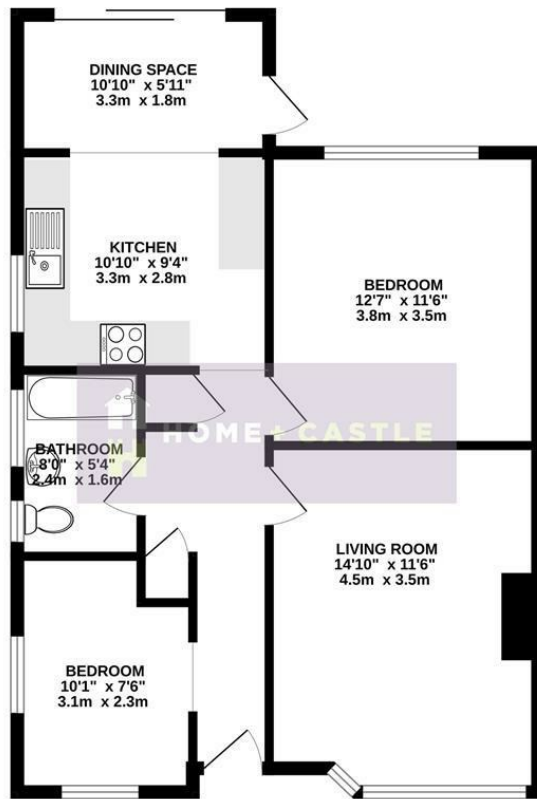
Council Tax Band: C

Please be aware that the solar panels are leased.

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

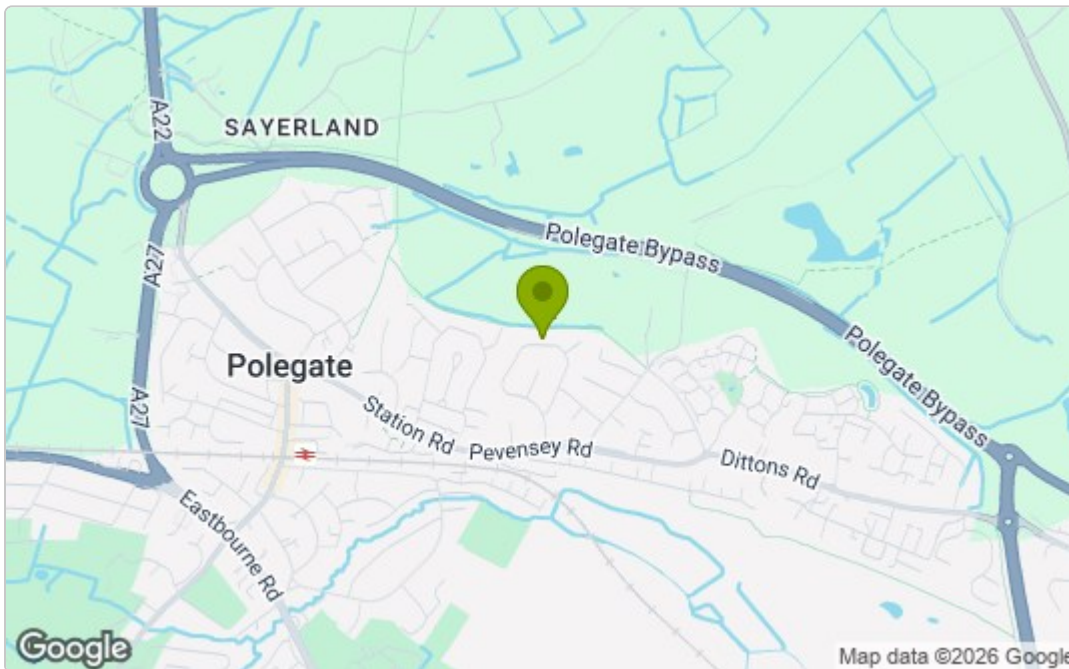
GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		82	90
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.