



Freehold

£300,000



3 BEDROOM



1 RECEPTION



1 BATHROOM

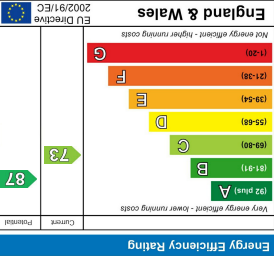
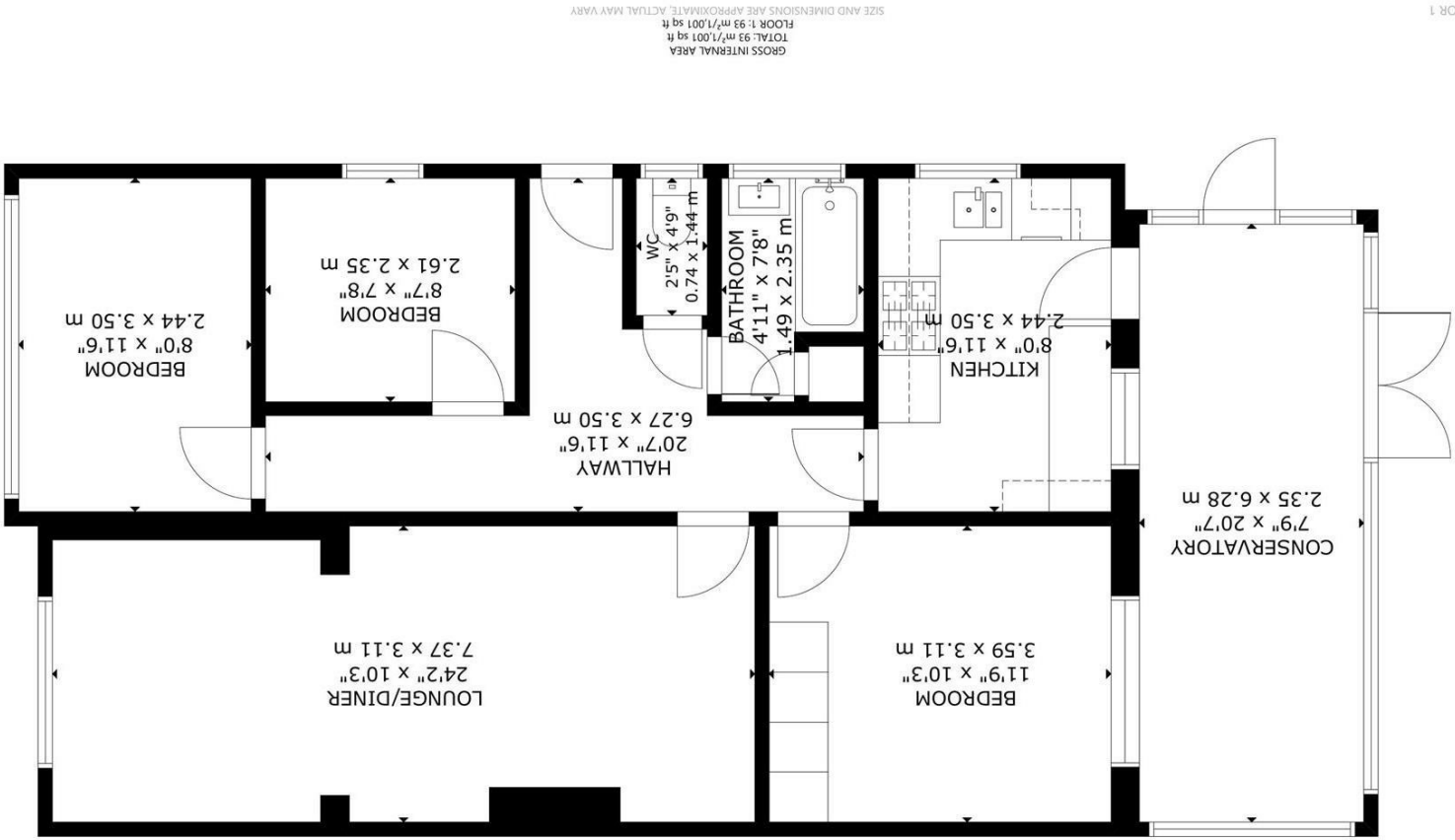


1 GARAGE

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- Modernisation Required
- Spacious Semi Detached
- Extended Lounge/Diner
- Kitchen
- Large Conservatory
- 3 Bedrooms
- Bathroom & Sep wc
- Gas c/h & Dbl glz
- Rear Garden
- Parking & Garage

Dover Road, Polegate



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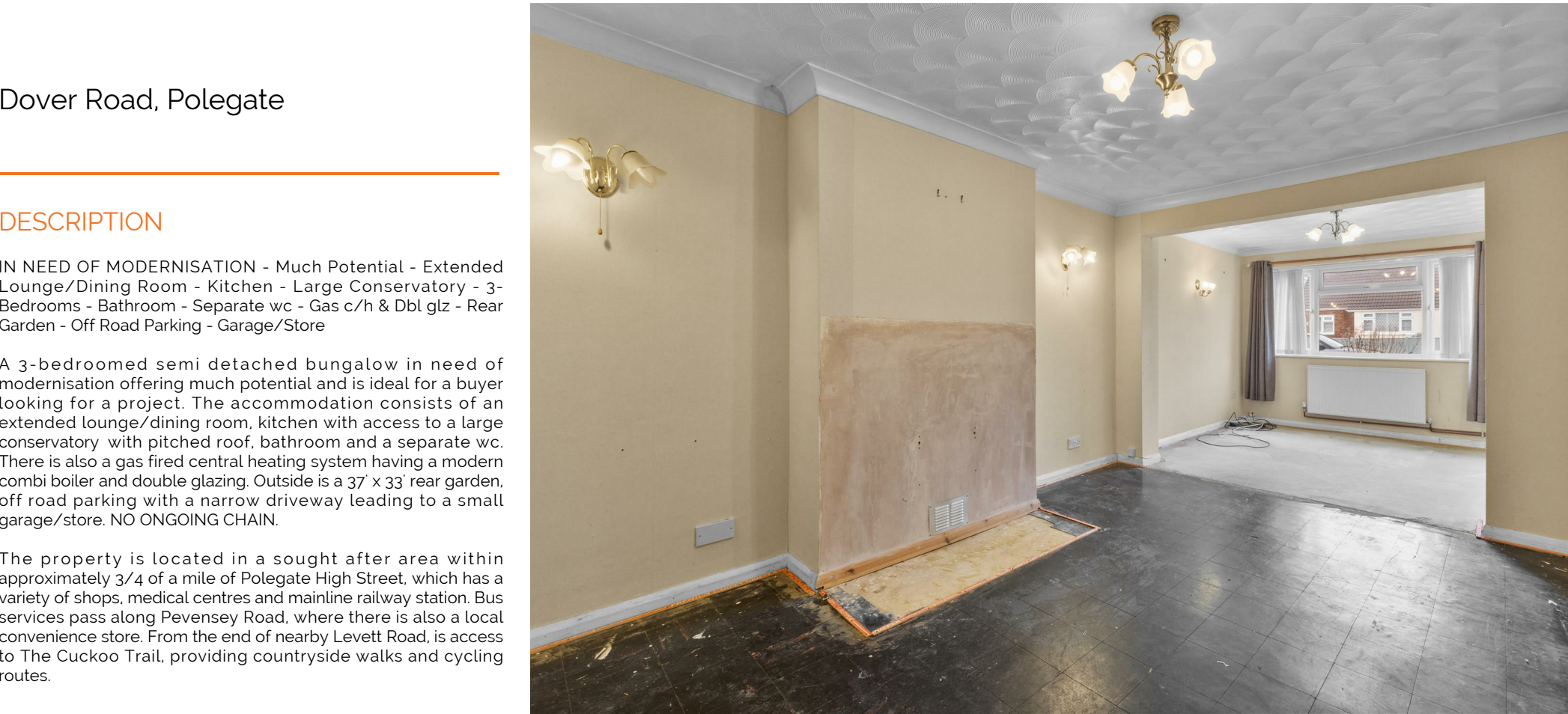
Dover Road, Polegate

DESCRIPTION

IN NEED OF MODERNISATION - Much Potential - Extended Lounge/Dining Room - Kitchen - Large Conservatory - 3-Bedrooms - Bathroom - Separate wc - Gas c/h & Dbl glz - Rear Garden - Off Road Parking - Garage/Store

A 3-bedroomed semi detached bungalow in need of modernisation offering much potential and is ideal for a buyer looking for a project. The accommodation consists of an extended lounge/dining room, kitchen with access to a large conservatory with pitched roof, bathroom and a separate wc. There is also a gas fired central heating system having a modern combi boiler and double glazing. Outside is a 37' x 33' rear garden, off road parking with a narrow driveway leading to a small garage/store. NO ONGOING CHAIN.

The property is located in a sought after area within approximately 3/4 of a mile of Polegate High Street, which has a variety of shops, medical centres and mainline railway station. Bus services pass along Pevensy Road, where there is also a local convenience store. From the end of nearby Levett Road, is access to The Cuckoo Trail, providing countryside walks and cycling routes.



Dover Road, Polegate

Side entrance with front door into a good size Hallway.

Extended Lounge/Dining Room 7.31m max x 3.13m nax narrowing to 2.99m (23'11" max x 10'3" nax narrowing to 9'9")

Kitchen 3.57m x 2.42m (11'8" x 7'11")

Conservatory 5.77m x 2.21m (18'11" x 6'6",68'10")

Bedroom 1 3.56m x 3.13m (11'8" x 10'3")

Bedroom 2 3.59m x 2.42m (11'9" x 7'11")

Bedroom 3 2.63m x 2.42m (8'7" x 7'11")

Bathroom

Separate wc

Outside
The front garden is mainly laid to shingle, Off Road Parking Area. There is a narrow Driveway to the side with outside tap to -

Garage/Store 4.26m x 2.42m (13'11" x 7'11")
(These are approximate internal measurements)

Rear Garden 11.28m depth x 10.06m max width (37' depth x 33' max width)
Mainly laid to shingle with raised flower beds, paving, covered socket, side gate.

Council Tax
The property is in Band C. The amount payable for 2024-2025 is £2,216.62. This information is taken from voa.gov.uk

From the kitchen is access via a wooden ladder to an insulated and part boarded loft, which also houses a modern Worcester combi boiler. The consumer unit and electric meter is in the entrance hallway and located in the bathroom is a built-in shelved cupboard having a radiator as well as the programmer for central heating and hot water.

Approximately 80 square metres or 861 square feet (excludes conservatory)