



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)

VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## St. Johns Road, Polegate, BN26 5BT

Freehold | Bungalow - Detached | 2 Bedrooms

A beautifully presented detached bungalow that is within walking distance of Polegate's High Street and train station. Offered to the market with no onward chain, this lovely home has bright and welcoming accommodation, with the spacious kitchen diner a particular feature. To the side of the bungalow there is a garage and off road parking for several vehicles. The private rear garden has been landscaped with a recently installed patio and has a summer house and green house.

**FOR SALE**  
**FREEHOLD**  
**£350,000**

### Location

St Johns Road is a popular area of Polegate due to its fantastic proximity to the High Street and Train Station. The High Street has an array of independent shops, eateries and amenities. By road, Polegate offers good connections onto the A27 & A22.

### Front Garden

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

### Hallway

Built in storage cupboard with hanging rail and shelving. Carpet, ceiling light, radiator and loft hatch.

### Bedroom One 12'3" x 12'1" (3.74 x 3.69)

A lovely dual aspect room with two double glazed windows. Carpet, radiator, cornice, powerpoints and ceiling. Electric fireplace with surround.

### Bedroom Two 9'0" x 8'7" (2.76 x 2.63)

A double glazed window to the side aspect, radiator, carpet, powerpoints and ceiling light.

### Living Room 12'11" x 12'2" (3.95 x 3.73)

Affording views over the rear garden through the double glazed patio doors. Electric fireplace with surround. Carpet, radiator, powerpoints and ceiling light.

### Kitchen Diner 13'2" x 12'1" (4.02 x 3.7)

Fitted with a comprehensive range of floor and wall units finished with cream shaker style cabinetry and complementary worktop. One and half bowl sink with mixer tap. Integrated oven, ceramic hob, with extractor over, integrated under counter fridge and freezer. Space and plumbing for dishwasher and washing machine. A dual aspect room with double glazed window to side and overlooking the rear garden. Plus a double glazed patio doors leading out to patio area. Tiled vinyl flooring and radiator.

### Bathroom 7'11" x 6'9" (2.43 x 2.08)

Fitted with a white suite comprising of bath with shower attachment over, basin and tiled. Tiled walls and floor. Double glazed window with obscured glass.

### Garage

Fitted with an up and over door and has power points. Double glazed door leads out to the garden.

### Rear Garden

Step out from the living space onto the paved patio area that runs the width of the property. A recently installed paved pathway leading to a further patio area at the end of the garden where there is a summerhouse and a greenhouse. There's also lawn areas as well as an array of mature plants and shrubs offering a splash of colour and greenery.

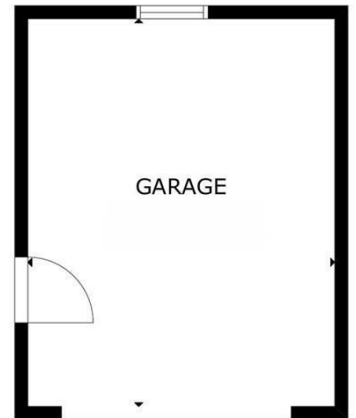
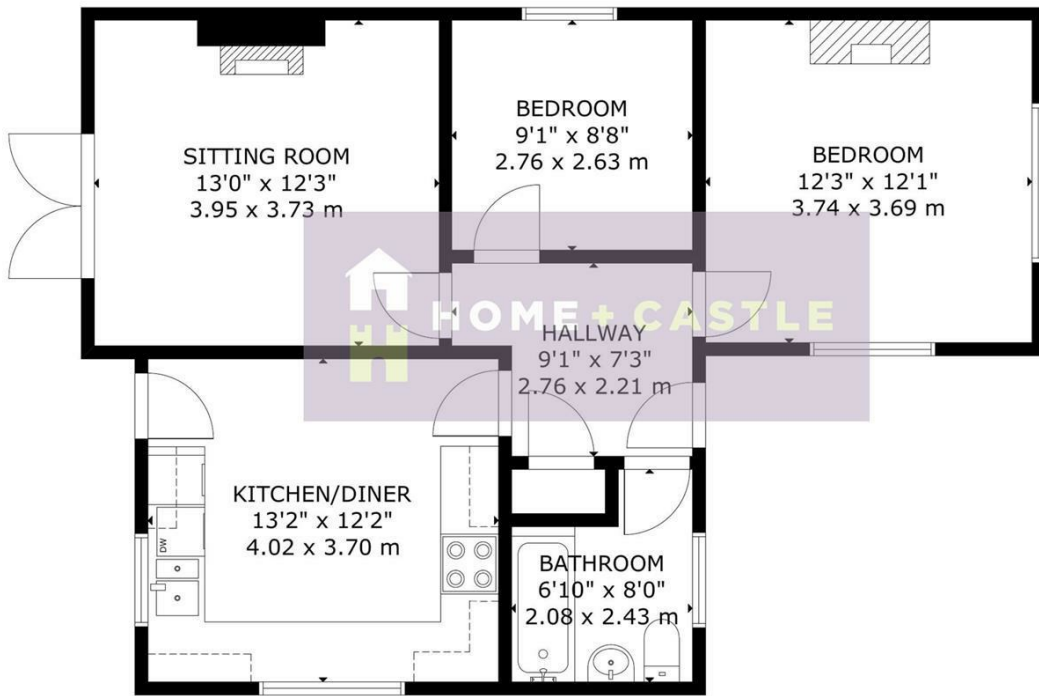
### Additional Information

Council Tax Band: D

EPC Rating: D

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.

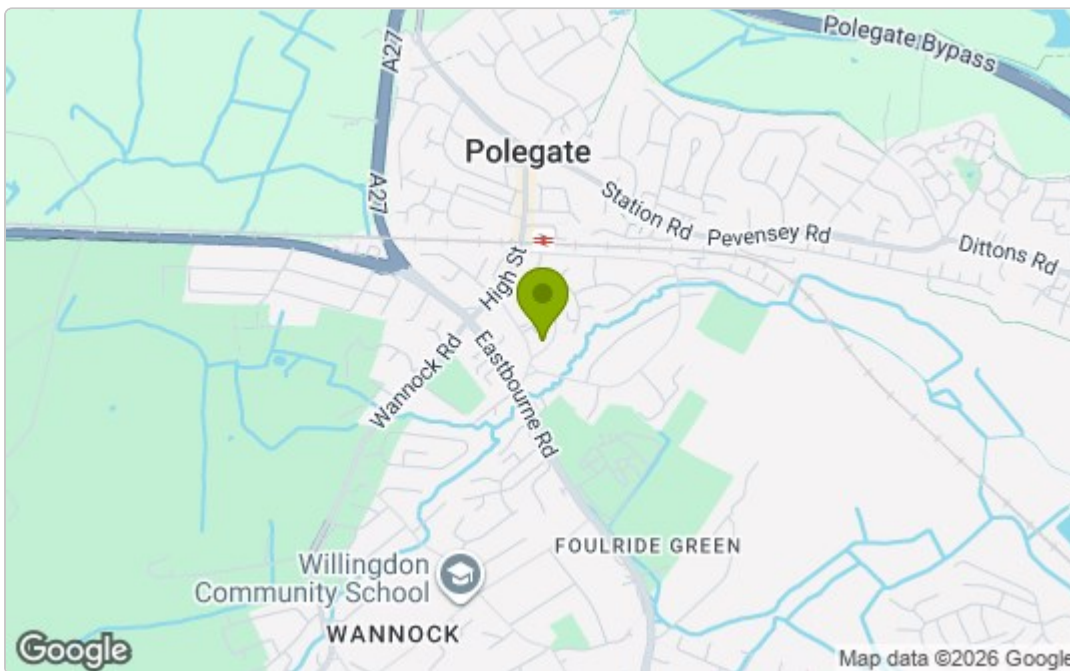
# Floor Plan



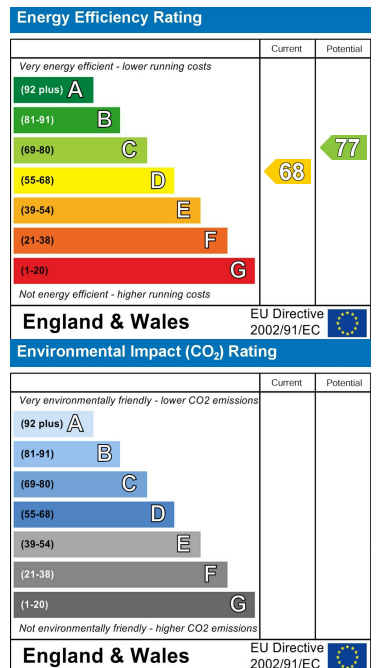
GROSS INTERNAL AREA  
TOTAL: 64 m<sup>2</sup>/689 sq.ft  
FLOOR 1: 64 m<sup>2</sup>/689 sq.ft  
EXCLUDED AREAS: GARAGE: 16 m<sup>2</sup>/168 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

# Area Map



# Energy Efficiency Graph



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.