TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£325,000

1 Levett Close, Polegate, BN26 6LR

Guide Price £325,000 - £340,000
A two bedroom semi detached bungalow that occupies a corner plot providing sizeable gardens to the side and rear, two garages and off road parking at the front for several vehicles. Situated in Polegate the bungalow benefits from two double bedrooms, a refitted kitchen and shower room, double glazing and gas central heating. Polegate High Street with its mainline railway station and local shops is approximately one mile distant. An internal inspection comes highly recommended.

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Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Bay Windowed Lounge
- Kitchen
- Shower Room/WC
- Lawned Rear Garden
- Driveway
- Two Garages
- Close to Polegate High Street & Mainline Railway

Entrance
Double glazed front door to-

Porch
Inner door to-

Hallway
Radiator. Wood effect flooring. Airing cupboard with fixed shelving.

Lounge
14'6 x 11'8 (4.42m x 3.56m)
Radiator. TV point. Coved ceiling. Double glazed bay window to front aspect.

Kitchen
11'0 x 9'8 (3.35m x 2.95m)
Fitted range of lightwood wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker with extractor above. Integrated fridge freezer. Space and plumbing for washing machine. Cupboard housing gas boiler. Radiator. Wood effect flooring. Double glazed window to rear aspect. Double glazed door to garden.

Bedroom 1
13'1 x 9'8 (3.99m x 2.95m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 2
10'8 x 10'1 (3.25m x 3.07m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Shower Room/WC
White suite comprising of a shower cubicle and a wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside
The rear garden provides a high level of seclusion and it is mainly laid to lawn with an area of patio, four wooden sheds and a further summerhouse. The garden has gated side access and double gates with hardstanding providing off road parking for a motorhome.

Parking
There is significant off road parking to the front of the property and access to two garages.

EPC = C

COUNCIL TAX BAND = C

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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.