

61 Pevensey Road,
Polegate, BN26 6HP

Freehold

£345,000



2 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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A beautifully presented and deceptively spacious two double bedroom semi detached home, boasting an extensive rear garden, generous living accommodation and excellent off road parking. The ground floor features two impressive reception rooms flowing through to a large conservatory with an insulated solid roof, providing a fantastic additional living space overlooking the garden. Further highlights include a stylish refitted kitchen, while upstairs are two generous double bedrooms with fitted wardrobes and a modern family bathroom. Outside, the substantial rear garden is a particular feature, predominantly laid to lawn with a spacious patio and useful workshop/summer house. To the front, a driveway provides parking for several vehicles alongside an attached garage with additional utility space. Ideally positioned in the popular Polegate area, the property is approximately 0.6 miles' walk from the mainline railway station and High Street, with regular bus services, shops and amenities close by. Offered CHAIN FREE, this superb home combines space, presentation and convenience.

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Main Features

- CHAIN FREE Semi Detached House
- Two Generous Double Bedrooms
- Two Spacious Reception Rooms
- Large Conservatory With Insulated Roof
- Modern Refitted Kitchen & Bathroom
- Extensive Lawned Rear Garden
- Workshop/Summer House
- Garage & Driveway
- Walking Distance To Polegate Station
- Beautifully Presented Throughout

Entrance

Hallway

Lounge

13'5 x 11'1 (4.09m x 3.38m)

Dining Room

11'5 x 10'2 (3.48m x 3.10m)

Garden Room

15'10 x 9'5 (4.83m x 2.87m)

Fitted Kitchen

11'1 x 10'10 (3.38m x 3.30m)

Stairs from Ground to First Floor Landing:

Bedroom 1

11'7 x 11'1 (3.53m x 3.38m)

Bedroom 2

11'6 x 10'2 (3.51m x 3.10m)

Modern Bathroom/WC

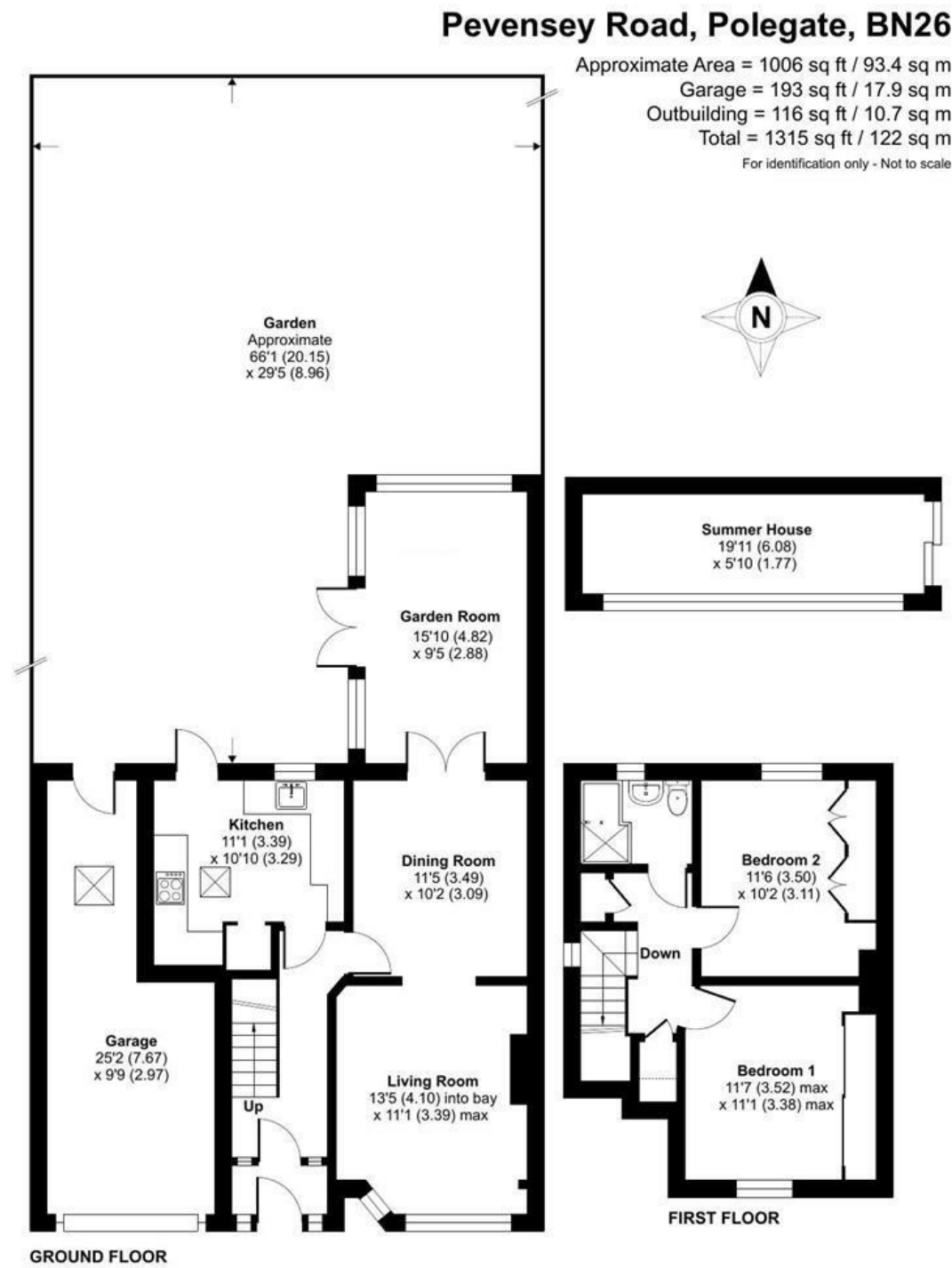
Outside

Garage

25'2 x 9'9 (7.67m x 2.97m)

Council Tax Band = C

EPC = D



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flipp Homes Limited. REF: 1528820

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