



## Polegate

Home & Castle are delighted to present to the market this neutrally decorated, semi-detached bungalow, ideally situated in a sought-after location. Offering comfortable and practical accommodation throughout, the property would make an excellent home for first-time buyers, families, or those looking for a peaceful retirement residence.

The property features a bright and spacious reception room, with large windows allowing plenty of natural light to fill the space and creating a welcoming environment for both relaxing and entertaining.

There are two well-proportioned double bedrooms, providing generous accommodation with flexibility for family members, guests, or a home office if required.

Externally, the property benefits from a private driveway providing ample off-road parking, together with a single garage offering additional secure parking, storage, or workshop space. To the rear, the enclosed garden provides a private outdoor setting, ideal for relaxing, gardening, or entertaining during the warmer months.

The bungalow is conveniently positioned for access to a range of local amenities, public transport links, and reputable nearby schools. A selection of green spaces, walking routes, and cycling opportunities are also within easy reach, providing an appealing balance of everyday convenience and tranquility.

Early viewing is highly recommended to appreciate the accommodation and location this property has to offer.

Council Tax band: C

Tenure: Freehold







Approximate total area<sup>(1)</sup>  
58.4 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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