



Freehold

£340,000



3 BEDROOM



1 RECEPTION



1 BATHROOM



1 GARAGE

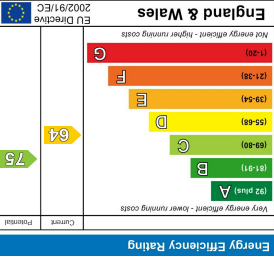
Windsor Way, Polegate

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- Close to Primary School
- 2-Receptions
- Modern Kitchen
- Downstairs wc
- 3 Good Size Bedrooms
- Bathroom/wc
- Gas c/h & Dbl glz
- 60' Rear Garden
- Garage
- Off Road Parking



GROSS INTERNAL AREA
TOTAL: 90 m²/951 sq.ft
FLOOR 1: 44 m²/469 sq.ft FLOOR 2: 46 m²/492 sq.ft
EXCLUDED AREAS: GARAGE: 12 m²/127 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Windsor Way, Polegate

DESCRIPTION

SEE OUR 3D TOUR - Close to Polegate Primary School - Spacious Accommodation - 60' Rear Garden - 2 Receptions - Modern Kitchen - Downstairs wc - 3 Good Size Bedrooms - Bathroom/wc - Gas c/h & Dbl glz - Garage - Off Road Parking

Situated on favoured Sayerlands Estate and conveniently located within walking distance of Polegate High Street, this three bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and commuters alike. The property is also perfectly positioned close to Polegate Primary School and other local amenities.

The accommodation comprises an entrance lobby with a useful internal door leading to the integral garage, which benefits from an electric roll-up door. There are two reception rooms providing excellent living and entertaining space, a modern kitchen to include fitted oven and hob and an inner hall provides access to a nicely tiled downstairs cloakroom/wc. There are three good sized bedrooms, a family bathroom/wc and the property also has gas fired central heating and double glazing. Outside, is a driveway to the front with off road parking and access to the integral garage, whilst to the rear there is an approximately 60' garden.

Polegate Primary School is located at nearby Oakleaf Drive, where there is also access to The Cuckoo Trail. From the end of Windsor Way, adjacent to The Community Centre, is a pathway leading to Polegate High Street, which has various shops, medical centres, bus services and a mainline railway station connecting to Eastbourne, Brighton and London Victoria. Bus services also pass along Hailsham Road, where from Cophall Farm roundabout are links to the A27 & A22.



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Part frosted double glazed front door into a good size entrance lobby with internal door to the garage and further door to -

Lounge 4.82m x 3.03m (15'9" x 9'11")

Inner Hall

Downstairs WC

Dining Room 3.14m x 2.61m (10'3" x 8'6")

Kitchen 3.14m x 2.32m (10'3" x 7'7")

Bedroom 1 4.11m x 3.03m min (13'5" x 9'11" min)

Bedroom 2 3.52m x 2.98m (11'6" x 9'9")

Bedroom 3 3.15m max x 2.53m (10'4" max x 8'3")

Bathroom 2.02m x 1.63m (6'7" x 5'4")

Outside

To the front is a brick paved driveway providing Off Road Parking, area of lawn and outside light.

Garage 4.91m x 2.41m (16'1" x 7'10") (approx internal measurements) electric roll-up door, power & light, consumer unit, electric & gas meters, internal door to entrance lobby.

Rear Garden 18.29m in depth (approx) (60' in depth (approx)) Timber decking, outside tap, side gate, mainly laid to lawn with well stocked flower beds, shed/store and further storage unit.

Council Tax
The property is in Band D. The amount payable for 2026-2027 is £2,760.72. This information is taken from voa.gov.uk

The kitchen has a fitted Zanussi electric oven with gas hob and extractor, further appliance spaces and a wall mounted Glow-Worm gas fired boiler. There is a digital thermostat in the inner hall where there is access to a nicely tiled downstairs cloakroom/wc. The first floor landing has a built-in airing cupboard housing the hot water cylinder with fitted immersion heater, and access via a ladder to a boarded and insulated loft with light.