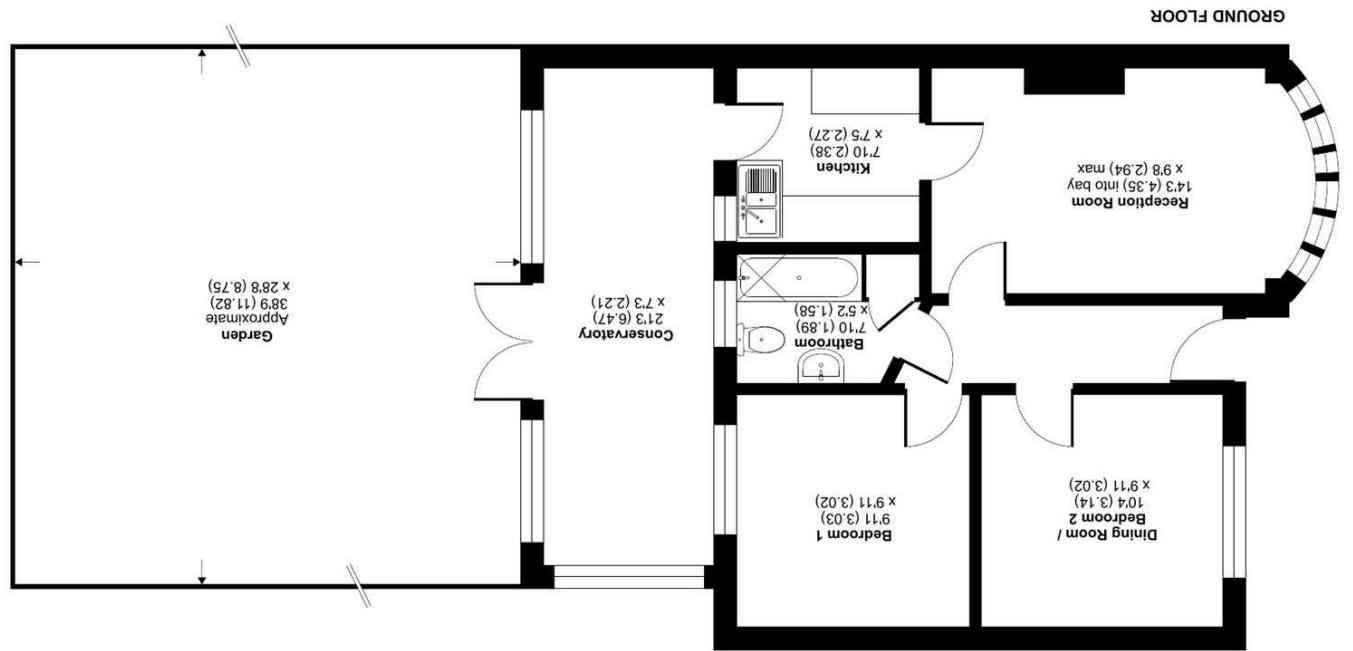


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrdhcom 2020. Produced for Stevens & Carter Estate Agents. REF: 1469421



West Close, Polegate, BN26
Approximate Area = 701 sq ft / 65.1 sq m
For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
G	G
F	E
E	D
D	C
C	B
B	A
A	

EU Directive 2002/91/EC

West Close, Polegate



- 1930s Semi Detached
- Delightful Southerly Garden
- Quiet Location
- Modernisation Required
- Double Glazing
- Bay Fronted Lounge
- Open Fireplace
- 21' Conservatory
- Near Cuckoo Trail
- NO ONWARD CHAIN



Freehold

£265,000

2 BEDROOM 1 RECEPTION 1 BATHROOM 0 GARAGE

West Close, Polegate

West Close, Polegate

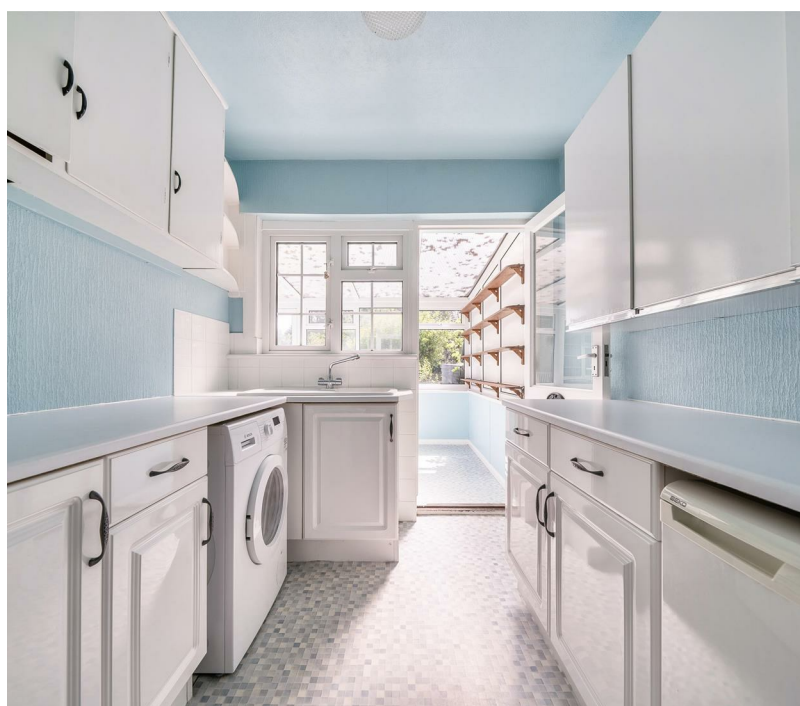
DESCRIPTION

NO ONWARD CHAIN - SEE OUR 3D VIRTUAL TOUR - Modernisation Required - Delightful Southerly Rear Garden - Bay Fronted Lounge - Kitchen - Large Conservatory - 2 Bedrooms - Bathroom/wc - Double Glazing

Situated in a pleasant location close to The Cuckoo Trail, this charming 1930s two-bedroom semi-detached bungalow offers an excellent opportunity for buyers looking to create a home tailored to their own tastes. Requiring modernisation, the property offers much potential and has accommodation consisting of a bay fronted lounge with an open fireplace, a kitchen providing access to a generous 21' conservatory and there is a bathroom/wc.

A particular selling feature of the property is the delightful southerly facing rear garden, offering a good degree of seclusion and has many established trees and plants. Combining a desirable setting with scope for improvement, this bungalow presents an opportunity for those seeking a project in a popular residential area.

Directly opposite the property is access to The Cuckoo Trail, offering excellent countryside walks and cycling routes through the surrounding area. Polegate High Street is situated approximately half a mile away and provides a comprehensive range of amenities, including shops, medical facilities, regular bus services, and a mainline railway station. Additional bus services operate along Pevensey Road, where a convenient local store caters for everyday needs.



West Close, Polegate

Front door into Hallway

Lounge 4.93m max x 2.96m (16'2" max x 9'8")

Kitchen 2.38m x 2.28m (7'9" x 7'5")

Conservatory 6.48m x 2.22m (21'3" x 7'3")

Bedroom 1 3.13m x 2.58m min (10'3" x 8'5" min)

Bedroom 2 3.04m x 3.02m (9'11" x 9'10")

Bathroom 2.35m max x 1.58m max (7'8" max x 5'2" max)

The delightful rear garden enjoys a pleasant southerly aspect with a good degree of seclusion being mainly laid to lawn with a mature tree and well stocked flower borders, shed/garden store, side access.

The front garden has areas of lawn with well stocked flower beds with a variety of established plants and shrubs.

Council Tax

The property is in Band C. The amount payable for 2026-2027 is £2,453.98. This information is taken from voa.gov.uk

From the entrance hallway is access via a ladder to a part boarded and insulated loft. The bay fronted lounge has an open fireplace and has direct access into the kitchen, which has various cupboards - one higher level cupboard houses the electric meter and fuse box. Bedroom one has various fitted units and in the bathroom is a built-in shelved airing cupboard housing the hot water cylinder.