



**St Mary's Lynholm Road, Polegate BN26 6JZ**

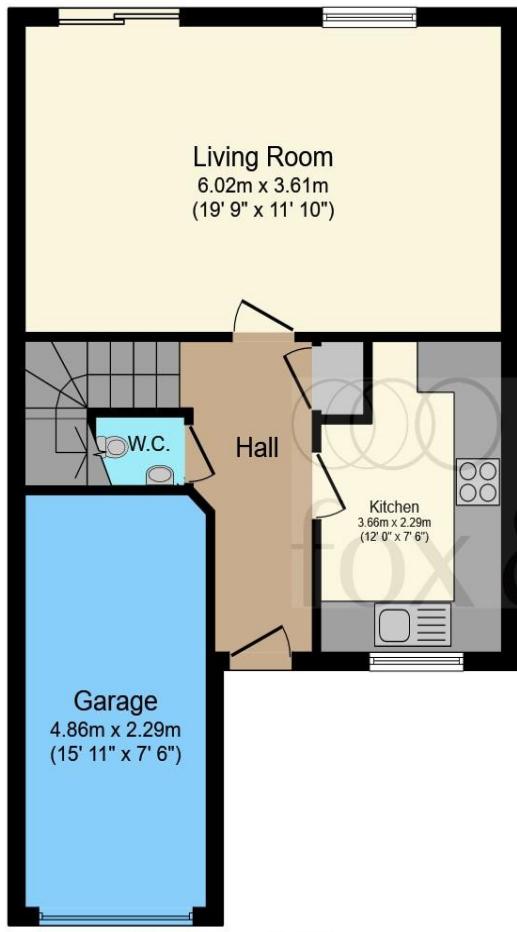
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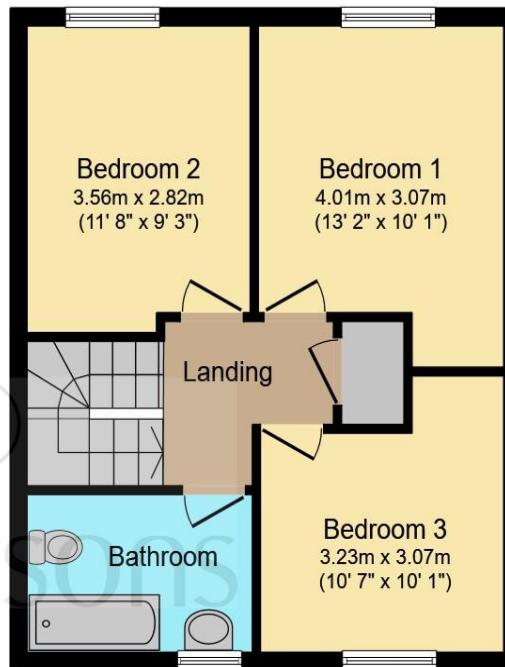
## **St Mary's Lynholm Road, Polegate**

A well-kept three-bedroom semi-detached home offered with tenant in situ, making it an ideal ready-made investment. Featuring a garage, driveway, spacious garden, double glazing, and a practical layout across two floors, this property delivers reliable rental appeal in a sought-after area.





**Ground Floor**



**First Floor**

Total floor area 95.5 m<sup>2</sup> (1,028 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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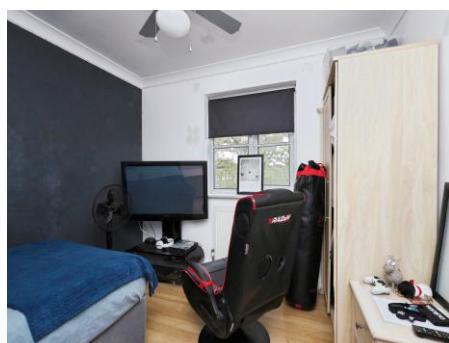
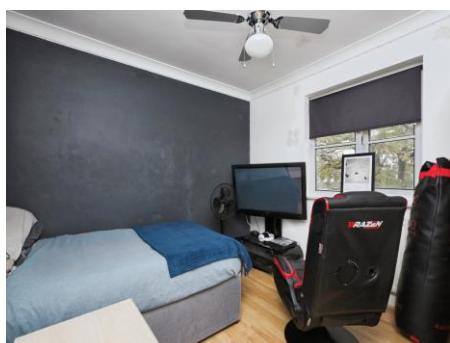
## St Mary's Lynholm Road, Polegate

- Tenant in situ - investors only
- Three-bedroom semi-detached house
- Well-kept throughout with double glazing and carpets
- Standard fitted kitchen with gas hob and appliance spaces
- Downstairs WC

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£350,000**



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Property Ref:  
PLG107211 - 0002



Please note the marker reflects the postcode not the actual property



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