



Gosford Way, Polegate



- GUIDE £395K - £415K
- Extended Semi Detached
- 5-Bedrooms
- Lounge/Dining Room
- Kitchen
- Separate Reception/Snug
- G/F Shower Room/wc
- Modern Bathroom/wc
- Rear Garden
- Driveway



Freehold

£395,000

Guide price

5 BEDROOM

2 RECEPTION

2 BATHROOM

0 GARAGE

## Gosford Way, Polegate

### DESCRIPTION

GUIDE PRICE £395,000 - £415,000 - Extended Family House - 5 Bedrooms - Close to High Street - Lounge/Diner - Kitchen - Separate Reception/Snug - Ground Floor Shower Room - Further Family Bathroom/wc - Drive - Store/Small Garage - Rear Garden

A substantially extended 5-bedroomed semi detached house ideally situated within walking distance of Polegate High Street making it an excellent choice for families and commuters alike. This well proportioned property offers versatile and spacious accommodation and features a bright double aspect lounge/dining room having a patio door to the rear garden, kitchen to include fitted oven and hob, further reception room - providing flexible use as a snug, home office or playroom and benefits from access to a convenient ground floor shower room/wc as well as the rear garden. There are five bedrooms offering ample space for a growing family and is complemented by a tastefully fitted family bathroom/wc.

Additional benefits include gas fired central heating having a recently installed combi boiler, double glazing and outside is a driveway, integral store/small garage, and a pleasant rear garden ideal for outdoor enjoyment and also includes an store/shed.

Polegate High Street has various shops, medical centres, bus services and a mainline railway station connecting to Eastbourne, Brighton and London Victoria. Polegate Primary School is located at Oakleaf Drive, where there is access to The Cuckoo Trail, providing many countryside walks and cycling routes. Access to the A22 and A27 Lewes Road, with its new cycling/pathway route is close by and Eastbourne town centre is approximately six miles.



## Gosford Way, Polegate

Lounge/Dining Room 6.90m max x 3.67m max  
narr to 2.51m (22'7" max x 12'0" max narr to 8'2")

Kitchen 3.18m x 2.74m (10'5" x 8'11")

Reception Room/Snug 3.01m x 2.83m (9'10" x 9'3")

Ground Floor Shower Room 2.85m x 1.02m (9'4" x 3'4")

Bedroom 1 3.65m x 3.41m max (11'11" x 11'2" max)

Bedroom 2 3.42m x 3.16m (11'2" x 10'4")

Bedroom 3 3.42m max x 2.85 (11'2" max x 9'4")

Bedroom 4 3.26m x 2.84m (10'8" x 9'3")

Bedroom 5 2.33m x 1.89m (7'7" x 6'2")

Bathroom 1.90m x 1.86m (6'2" x 6'1")

### Outside

The front garden is laid to lawn with flower and shrub borders, covered entrance with outside light. Driveway.

Store (formerly garage) 3.50m x 2.87m (11'5" x 9'4")  
with up-and-over door and further side door, power and light.

Rear Garden 10.67m depth x 9.75m width (35' depth x 32' width)  
The pleasant rear garden is laid to lawn with an area of paving, raised pond, outside light and tap, well stocked flower borders with a variety of plants and small trees, side access.

### Council Tax

The property is in Band C. The amount payable for 2025-2026 is £2,334.56. This information is taken from voa.gov.uk

The entrance hall has a fitted cloaks cupboard housing the consumer unit and a further downstairs storage cupboard. There is a double aspect lounge/dining room with a modern fitted electric fire as well as a sliding patio door to the rear garden. The kitchen has various matching wall and base units and includes an electric oven, gas hob with extractor. In the adjacent reception room is a fitted unit housing a Glow-Worm gas fired combi boiler, which we have been informed is approximately two years old. On the first floor is access to a partly boarded loft with light.