



12 Glen Close  
Polegate, BN26 5PG

£400,000



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Phil Hall Estate Agents brings to the market this beautifully presented and deceptively spacious three-bedroom detached bungalow, located in the highly desirable residential cul-de-sac of Glen Close, Polegate. Ideally positioned at the end of a quiet road, the property enjoys a peaceful setting while remaining within easy walking distance of local shops, amenities, the mainline train station, and the surrounding countryside walks of the South Downs, making it perfectly suited to those seeking convenience alongside a semi-rural lifestyle.

Having been thoughtfully improved by the current owners, the bungalow is presented in excellent decorative order throughout, benefitting from new carpets, a modernised en-suite shower room, and a full programme of redecoration, creating a fresh and contemporary feel that is ready for immediate occupation.

On entering the property, you are welcomed into a spacious entrance hall which provides access to all principal accommodation and immediately sets the tone for the generous proportions found throughout. The main living room is a standout feature of the home, offering a bright and comfortable space with a charming feature fireplace as its focal point. Large windows allow natural light to flood in while also providing delightful views across the rear garden, enhancing the sense of tranquillity. This room flows seamlessly into the dining area, a superb space for both everyday family use and entertaining, with ample room for a large dining table. The dining area further benefits from a double aspect and sliding patio doors which open directly onto the rear garden, creating an effortless connection between indoor and outdoor living during the warmer months.

The kitchen is well designed and fitted with a comprehensive range of matching wall and base units with work surfaces over, offering excellent storage and preparation space. It includes a built-in oven and hob and provides ample space for a selection of freestanding appliances.





From the kitchen, a conservatory/garden room extends the living accommodation further, providing a versatile additional reception space. This light-filled room enjoys views over the garden and can be used as a sitting room, home office, reading area, or simply a relaxing space to unwind throughout the seasons.

The accommodation continues with three well-proportioned bedrooms, all offering flexibility depending on a buyer's needs. The principal bedroom is particularly impressive, benefitting from a dressing area which leads through to a modern ensuite shower room, along with the added convenience of a separate cloakroom. Bedrooms two and three are both generous in size, ideal for family members, guests, or use as a study or hobby room if required. In addition, the property is served by a separate wet room, fitted with a walk-in shower area, WC, and wash hand basin, offering further practicality for everyday living.



Entrance Hall

Living Room  
13'11 x 13'01 (4.24m x 3.99m)

Dining Area  
12'10 x 9'07 (3.91m x 2.92m)

Kitchen  
13'07 max x 9'07 max (4.14m max x 2.92m max)

Conservatory  
9'06 x 9'04 (2.90m x 2.84m)

Bedroom One  
13'11 x 9'11 (4.24m x 3.02m)

Dressing Room  
7'04 x 4'05 (2.24m x 1.35m)

Ensuite Shower Room  
6'06 max x 5'10 max (1.98m max x 1.78m max)

Ensuite Cloakroom  
7'04 x 3'09 (2.24m x 1.14m)

Bedroom Two  
10'11 x 8'10 (3.33m x 2.69m)

Bedroom Three  
9'11 x 6'10 (3.02m x 2.08m)

Wet Room  
6'03 x 5'06 (1.91m x 1.68m)

Outside

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking and leading to the garage, alongside a neatly maintained lawn garden which enhances the home's kerb appeal. The rear garden is a particular highlight, forming part of a sought-after corner plot and wrapping around the property to create a generous and private outdoor space. A paved patio area sits immediately adjoining the bungalow, ideal for outdoor dining and entertaining, while the remainder of the garden is mainly laid to lawn and bordered by a variety of mature trees and well-stocked shrub beds, providing colour, interest, and a high degree of privacy.



## Floor Plan



## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

