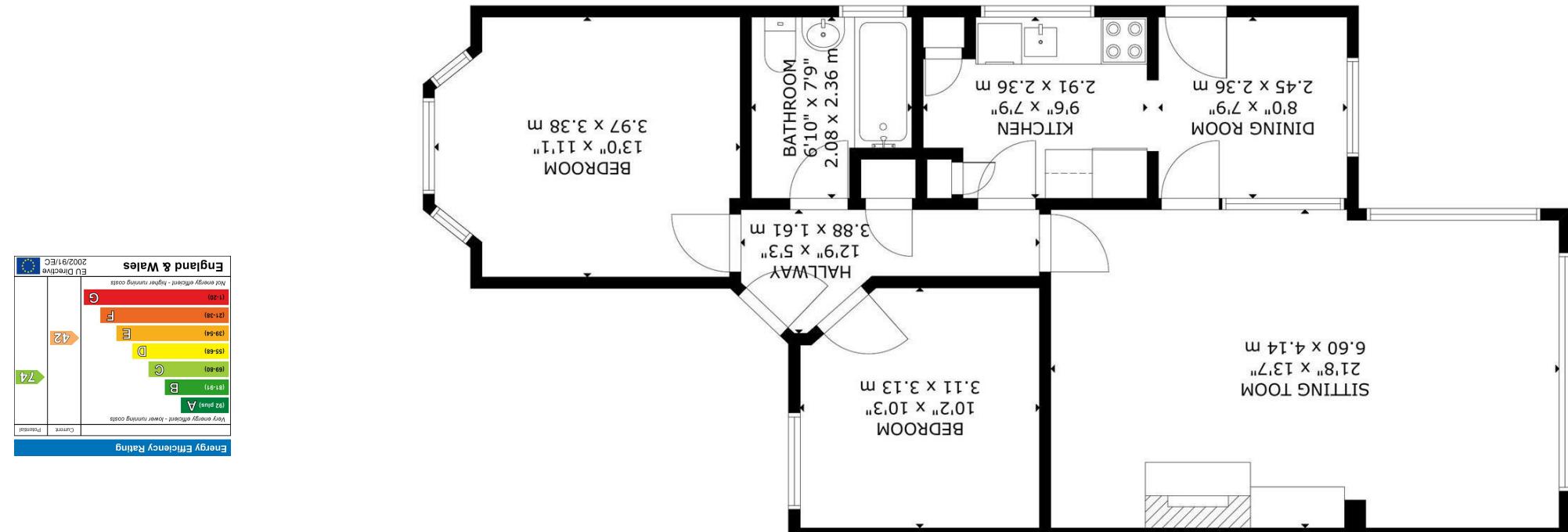


SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY  
FLOOR 1: 74 m<sup>2</sup> / 795 sq ft  
TOTAL: 74 m<sup>2</sup> / 795 sq ft  
GROSS INTERNAL AREA

FLOOR 1



Brightling Road, Polegate



- Sought After Road
- Detached Bungalow
- Updating Required
- Extended Lounge
- Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom/wc
- 75' Rear Garden
- Parking & Garage

Freehold

£350,000

Offers in excess of



2 BEDROOM

2 RECEPTION

1 BATHROOM

1 GARAGE

Brightling Road, Polegate

## Brightling Road, Polegate

### DESCRIPTION

SEE OUR 3D TOUR - Sought After Road - 75' Rear Garden - Updating Required - Extended Lounge - Dining Room - Kitchen - 2 Double Bedrooms - Bathroom/wc - Off Road Parking For 2 Cars - Long Driveway - Garage

Situated in a desirable location in Polegate, this detached bungalow presents an excellent opportunity for purchasers seeking scope to modernise and make a lovely home. Set on a generous plot, the property boasts a well proportioned layout and a pleasant 75' rear garden, ideal for keen gardeners. The accommodation features an extended and particularly spacious lounge, providing a comfortable living space, along with a separate dining room and kitchen. There are two double sized bedrooms and a bathroom/wc as well as having electric heating and double glazing. Externally, the property provides a hardstanding area at the front for two vehicles and a long driveway leading to a garage. NO ONGOING CHAIN

Polegate High Street is approximately 1/2 a mile distance having various shops, medical centres, bus services and a mainline railway station connecting with Eastbourne, Brighton and London Victoria. Bus services also pass along Eastbourne Road, where there is a Tesco Garage and access to the A27 and A22 are nearby. At the end of Brightling Road, is access to The William Daley fields, which provides a recreational area and countryside walks.



### Brightling Road, Polegate

Extended Lounge 6.51m x 4.08m overall (21'4" x 13'4" overall)

Dining Room 2.42m x 2.41m (7'11" x 7'10")

Kitchen 2.88m x 2.32m (9'5" x 7'7")

Bedroom 1 3.70m max x 3.34m (12'1" max x 10'11")

Bedroom 2 3.10m x 3.07m (10'2" x 10'0")

Bathroom 2.32m max x 2.04m max (7'7" max x 6'8" max)

#### Outside

To the front is Hardstanding providing Off Road Parking for a couple of cars, area of lawn and hedging lines the front. Driveway to side with outside tap and light leading to -

Garage 5.51m x 2.36m (18'0" x 7'8")  
(approximate internal measurements) with an up-and-over door, door to rear garden, power & light.

Rear Garden 22.86m approx (75 approx)  
Mainly lawn having various mature trees, shrubs and established plants, open side access.

#### Council Tax

The property is in Band D. The amount payable for 2025-2026 is £2,626.30. This information is taken from [voa.gov.uk](http://voa.gov.uk)

The hallway has a built-in airing cupboard housing the hot water cylinder, access via a ladder to an insulated loft. Located in a built-in kitchen cupboard is the electric meter and consumer unit.