



Freehold

£340,000



3 BEDROOM



1 RECEPTION



1 BATHROOM



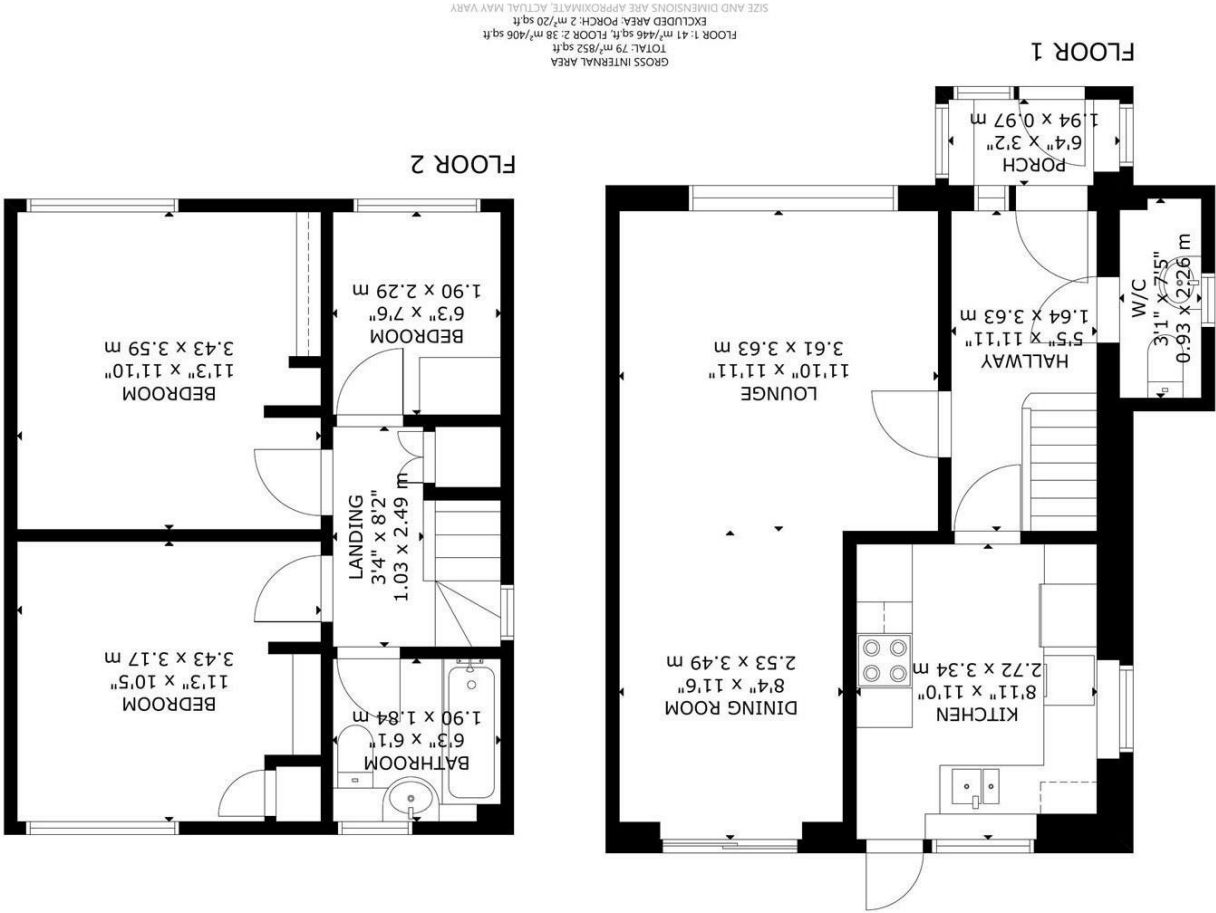
1 GARAGE

Bernhard Gardens, Polegate

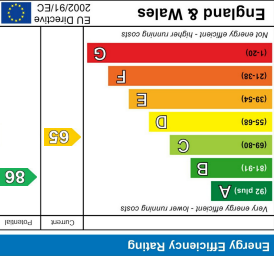
Bernhard Gardens, Polegate



- Semi Detached
- Tastefully Presented
- Downstairs wc
- Lounge/Dining Room
- Modern Kitchen
- 3 Bedrooms
- Bathroom/wc
- Lovely Garden
- Driveway
- Garage



GROSS INTERNAL AREA  
FLOOR 1: 41 m<sup>2</sup>/446 sq.ft. FLOOR 2: 38 m<sup>2</sup>/406 sq.ft.  
EXCLUDED AREA: PORCH: 2 m<sup>2</sup>/20 sq.ft.  
TOTAL: 79 m<sup>2</sup>/852 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Tel: 01323 483348  
www.archerandpartners.com

48 High Street | Polegate | East Sussex | BN26 6AG

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# Bernhard Gardens, Polegate

## DESCRIPTION

Situated in a convenient and sought after location within easy walking distance of Polegate High Street, this tastefully presented semi-detached home enjoys an attractive position opposite the Memorial Recreation Ground with views of The South Downs beyond.

The property offers bright and well appointed accommodation throughout, including a spacious double aspect lounge/dining room that benefits from excellent natural light and a patio door to the rear garden. The modern kitchen is thoughtfully designed with contemporary fittings to include an electric oven, hob and extractor, and a useful downstairs wc adds to the practicality of the ground floor layout. The first floor features well proportioned bedrooms, with wardrobes to both bedroom one and bedroom two, along with a family bathroom. Outside, the property has a delightful rear garden complete with a covered decking area perfect for outdoor dining or relaxation. Additional benefits include an adjacent driveway and a garage.

The property is ideally positioned in a convenient and well connected area just a short walk from the High Street, where you will find various local shops, medical centres, bus services and mainline railway station, connecting to Eastbourne, Brighton and London Victoria. Access to the A22 and A27 is close by and opposite is The Memorial Recreation Ground, a popular open green space offering leisure and recreation opportunities right on the doorstep. The neighbourhood is known for its friendly community feel, and there is a choice of well regarded schools for most age groups. From Wannock Road, there are many scenic countryside walks to include access to The South Downs National Park. We are working connection with Milestone Group on this property.



## Bernhard Gardens, Polegate

Entrance Porch to Spacious Hallway.

Cloakroom/wc 2.26m x 0.85m (7'4" x 2'9")

Lounge/Dining Room 6.87m max x 3.62m max  
narrowing to 2.52m (22'6" max x 11'10" max  
narrowing to 8'3")

Kitchen 3.08m x 2.67m (10'1" x 8'9")

Bedroom 1 3.61m x 3.40m max (11'10" x 11'1" max)

Bedroom 2 3.39m max x 3.14m (11'1" max x 10'3")

Bedroom 3 2.33m x 1.99m (7'7" x 6'6")

Bathroom 2.33m x 1.84m

Outside  
The front is open plan and has an area of lawn.  
Drive leading to -

Garage 4.91m x 2.34m (16'1" x 7'8")  
(approximate internal measurements)

Rear Garden 12.19m depth x 6.71m width (40' depth x 22' width)  
The pleasant rear garden has a lovely covered decking area ideal for socialising and entertaining, outside tap, paved patio, area lawn. There is a spacious area to the side with storage area and separate bin store, door to garage and side gate to front.

Located in the spacious hallway is the electric meter cupboard, thermostat control and understairs storage cupboard.

The kitchen is tastefully fitted with a wall unit housing the Glow Worm gas fired boiler and also includes a Lamona electric oven, ceramic electric hob with extractor above.

Bedroom one is at the front having a pleasant outlook with views of The South Downs and has wardrobes with storage above. Bedroom two also has wardrobes with storage above as well as the built-in airing cupboard.

The first floor landing has a fitted cupboard and access via a fitted ladder to a part boarded and insulated loft with light.

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