



11 NORTHERN AVENUE POLEGATE

£300,000 FREEHOLD

Accommodation: Bungalow, Two/Three Bedrooms, Hallway, Lounge, Sun Lounge, Separate office/playroom/Dressing Room/Bedroom three, Galley Style Kitchen, Bathroom, Rear Garden, Garage, Double Glazed Windows, Gas Central Heating.

Available with no onward chain this well-proportioned semi-detached bungalow occupies a generous sized plot and, in our opinion, has the potential to extend into the loft space or to the attached garage subject to relevant planning permission and approval. This home has an additional versatile room off bedroom plus a sun lounge open plan onto the galley style kitchen. Located in Polegate, close to bus routes and railway station, with the cuckoo trail nearby. Arrange a viewing by calling The Exchange Property Services today on 01323 489560.

UPVC double glazed door to:

GROUND FLOOR

UPVC part double glazed door to:

Hallway:

Picture rail, radiator:

Lounge:

4.34m (14'2") plus bay window x 3.19m (10'05")

Double glazed bay window to front, feature fireplace, picture rail, radiator:



Kitchen

2.39m (7'0") x 2.25m (7'4")

Fitted with a range of base units, cupboards & drawers with laminate worktop space over, inset gas hob, fitted electric oven, part tiling to walls, inset sink & single drainer, plumbing for washing machine:



Sun Lounge:

3.02m (9'10") reducing to 1.87m (6'1") x 2.72m (8'11") reducing to 1.66m (5'5")
Double glazed windows to sides & rear, double glazed door to garden, radiator:



Bedroom 1:

4.22m (13'10") x 3.08m (10'1")
Double glazed window to front, picture rail, radiator:



Bedroom 2:

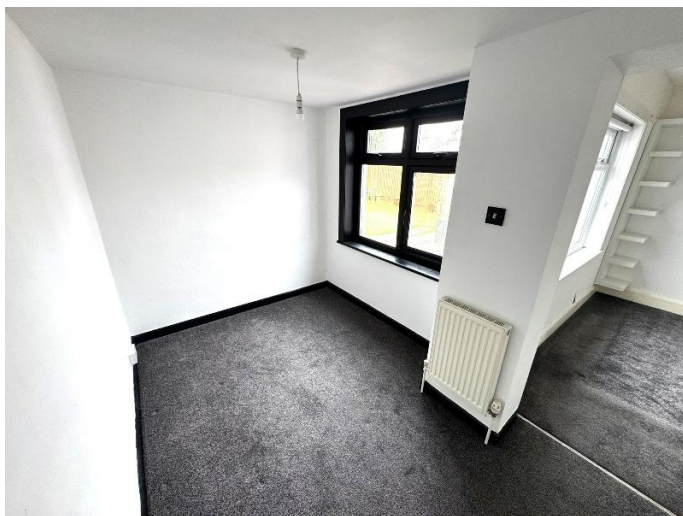
3.03m (9'11") x 3.08m (10'01")
Double glazed window to rear, radiator:



Office/Playroom/Dressing Room:

3.18m (10'5") reducing to 1.91m (6'3") x 2.12m (6'11") reducing to 1.71m (5'7"):

Double glazed window to rear, radiator:



Bathroom:

Double glazed window to rear, panelled bath with mixer spray unit, pedestal hand basin, low level WC, tiled walls, loft access, airing cupboard with wall mounted boiler, radiator:



Garage

5.22m (17'1") x 2.65m (8'8")

Up and over door, power points, lighting, door to rear garden:

Front Garden

Lawn, flower beds & off-road parking:

Rear Garden:

12.0m (39'4") x 10.70m (35'1")

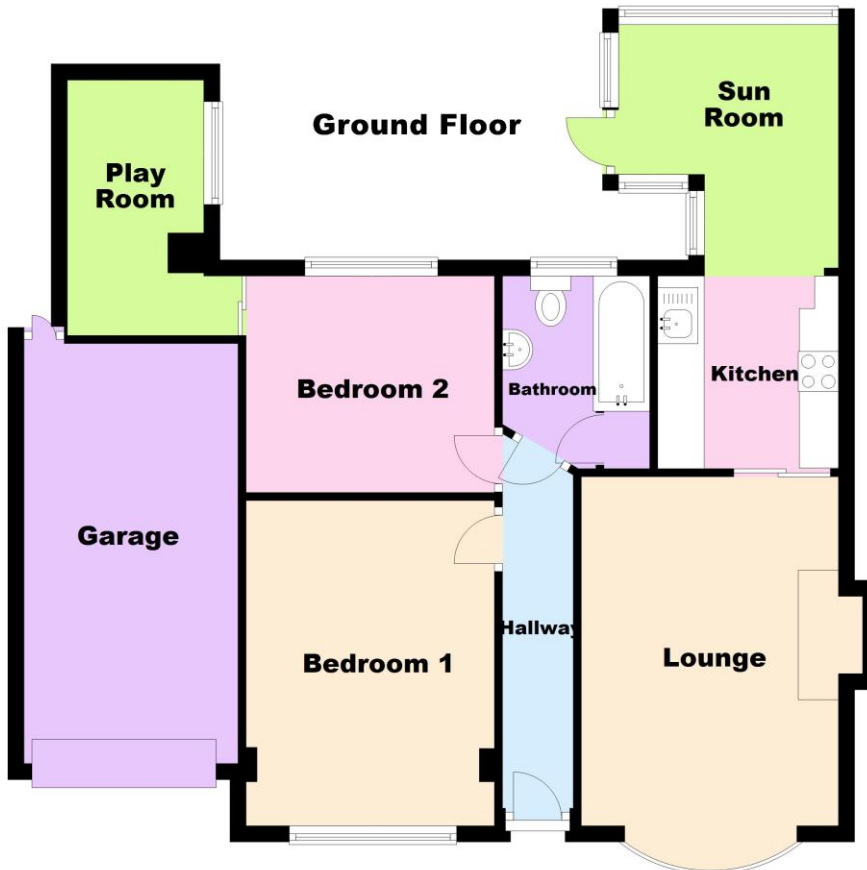
Fences to sides & rear, lawn, summer house, shed:



Ground Floor



Ground Floor



Energy performance certificate (EPC)

11 Northern Avenue
POLEGATE
BN26 6HQ

Energy rating

D

Valid until: **5 September 2032**

Certificate number: **3620-7083-0113-0003-1243**

Property type

Semi-detached bungalow

Total floor area

67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: [\(VISIT OUR WEBSITE FOR MORE INFORMATION\)](#) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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