



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

Guide Price  
£270,000 - £290,000



## 60 Victoria Road, Polegate, BN26 6DA

\*\*\* GUIDE PRICE £270,000 - £290,000 \*\*\*

A charming CHAIN FREE two bedroom mid terraced home perfectly positioned in central Polegate, offering superb access to Polegate train station, the town centre and local amenities. The welcoming living room features a recently installed log burner, creating a cosy focal point, while the adjoining fitted kitchen/diner provides a practical and light filled space for everyday cooking and dining, with a separate utility room. The property has also benefited from several thoughtful upgrades including a brand new modern bathroom, a newly installed boiler and a new front door, enhancing both comfort and efficiency. Upstairs, you'll find two well proportioned bedrooms and the stylish new bathroom, completing a layout ideal for first time buyers, commuters or downsizers seeking convenience with contemporary touches. Outside, the mature rear garden leads to the useful garage, accessed via the lane behind, with additional space in front suitable for a small vehicle. Offering a blend of traditional character and modern improvements, this delightful home is ready to move straight into and enjoy.

 [www.town-property.com](http://www.town-property.com)  [info@town-property.com](mailto:info@town-property.com)

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## Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Kitchen/Dining Room
- Utility Room
- Bathroom/WC
- Landscaped Rear Garden
- Garage
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

### Entrance

Double glazed front door to-

### Hallway

Radiator. Stairs to first floor.

### Lounge

13'11 x 10'10 (4.24m x 3.30m)

Radiator. Log burner. Double glazed window to front aspect.

### Kitchen/Dining Room

16'2 x 9'9 (4.93m x 2.97m)

Range of wall and base units, worktops with inset single drainer sink unit and mixer tap. Space for cooker. Two undercounter spaces. Understairs storage cupboard. Radiator. Part tiled walls. Double glazed window to rear aspect.

### Utility Room

13'5 x 4'11 (4.09m x 1.50m)

Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Radiator. Velux window. Door to garden.

### Stairs from Ground to First Floor Landing

Radiator.

### Bedroom 1

12'6 x 8'4 (3.81m x 2.54m)

Fitted wardrobe and built in wardrobe. Two double glazed windows to front aspect.

### Bedroom 2

10'6 x 8'11 (3.20m x 2.72m)

Radiator. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Tiled walls. Frosted double glazed window.

### Outside

The rear garden is laid to patio and artificial lawn with a gate for rear access.

### Garage

There is a garage to the rear of the property.

**COUNCIL TAX BAND = B**

**EPC = E**