archer
& PARTNERS

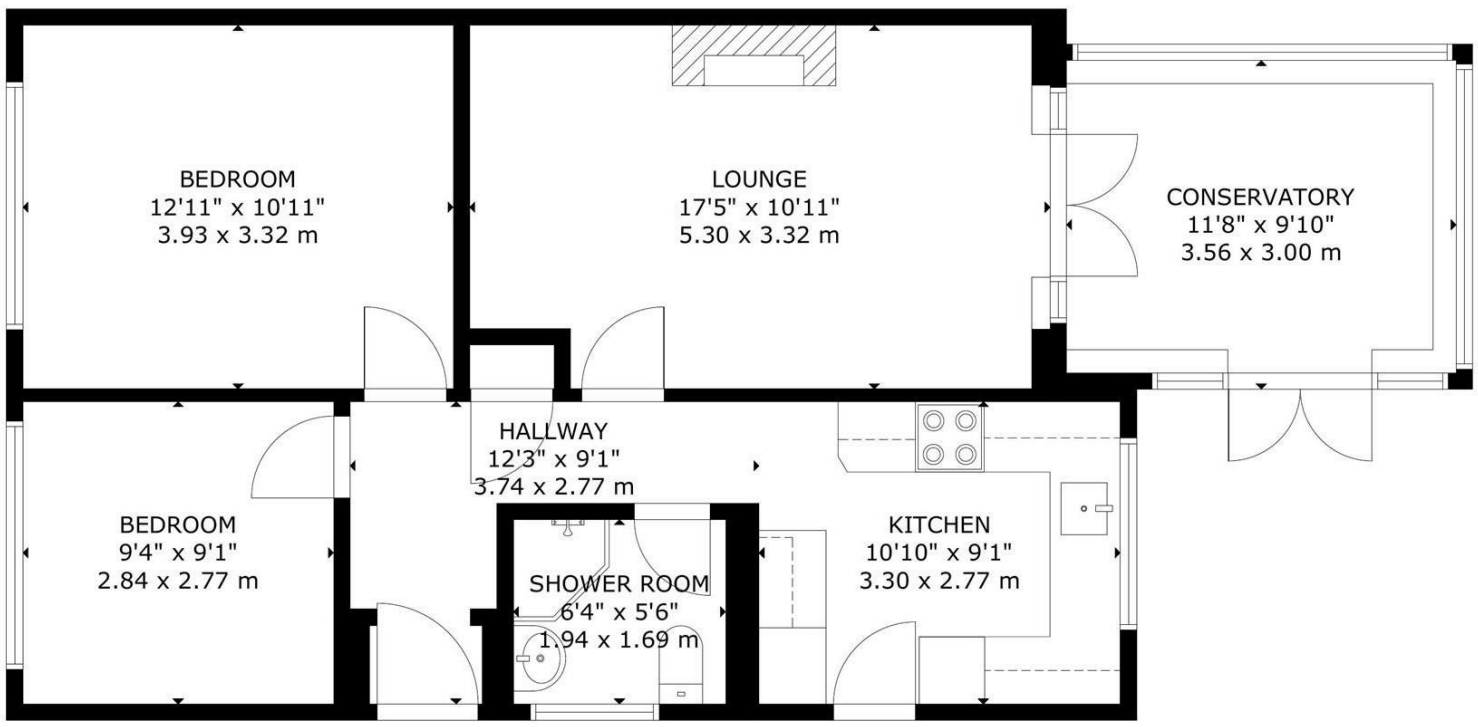
Freehold

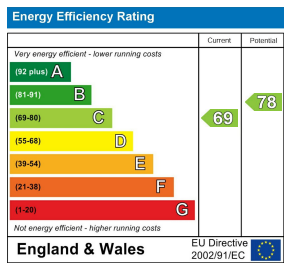
£325,000

2 BEDROOM | 1 RECEPTION | 1 BATHROOM | 1 GARAGE

- Semi Detached
- Corner Position
- Favoured Sayerlands
- Modern Kitchen
- Lounge & Conservatory
- 2 Bedrooms
- Tiled Shower Room
- Gas c/h & Dbl glz
- Westerly Garden
- Garage & Parking

Windsor Way, Polegate





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 71 m²/762 sq.ft
FLOOR 1: 71 m²/762 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Windsor Way, Polegate

DESCRIPTION

Corner Position - Favoured Sayerlands Estate - Westerly Facing Rear Garden - Garage & Off Road Parking - Lounge - Conservatory - Kitchen - 2 Bedrooms - Tiled Shower Room - Gas c/h & Dbl glz - NO ONGOING CHAIN

A nicely maintained 2-bedroomed semi detached bungalow occupying a desirable corner position located on the favoured Sayerland estate in Polegate. The property enjoys a most pleasant westerly facing rear garden, along with an additional area to the side, providing excellent outdoor space and takes advantage of the late afternoon/early evening sun.

The well arranged accommodation features a comfortable lounge with access to a conservatory, which overlooks and opens onto the rear garden, making it an ideal space for relaxing or entertaining. The modern fitted kitchen includes a range of integrated appliances, while the tiled shower room/wc is finished to a contemporary standard and there are two well proportioned bedrooms. Further benefits include gas fired central heating, double glazing, and a good sized loft area for storage and does offer much potential (subject to any necessary consents). To the front of the bungalow is off road parking for two vehicles, along with a garage, which has an electric door. VIEWING RECOMMENDED

The Sayerland estate is conveniently located within walking distance of Polegate High Street, which has various shops, medical centres, bus services and a mainline railway station, connecting to Eastbourne, Brighton and London Victoria. Buses also pass along Hailsham Road, where there is access to the A22 and A27 from The Cophall Farm roundabout. At the end of Windsor Way is Polegate Community Centre and access to The Cuckoo Trail is close by, at Oakleaf Drive.

Windsor Way, Polegate

Front gate to side area with front door into an L-shaped hallway.

Lounge 5.12m max x 3.29m (16'9" max x 10'9")

Conservatory 3.34m x 2.46m (10'11" x 8'0")

Kitchen 3.27m x 2.74m (10'8" x 8'11")

Bedroom 1 3.94m x 3.28m (12'11" x 10'9")

Bedroom 2 2.83m x 2.75m (9'3" x 9'0")

Shower Room 1.93m x 1.65m (6'3" x 5'4")

Outside
The front is laide to paviour block providing Off Road Parking for two cars, flower bed with a variety of established plants.

Garage 5.16m x 2.32m (16'11" x 7'7")
(approximate internal measurements) electric roll-up door, side access door, power & light.

Rear Garden
The good size rear garden enjoys a most pleasant westerly aspect with areas of lawn, flower beds having various established plants and shrubs, brick pathway to decking areas, outside light. There is a lovely area to the side, which is ideal for entertaining and takes full advantage of the late afternoon/early evening sun, outside light and side gate.

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

The L-shaped hallway has the digital thermostat, built-in cloaks cupboard housing the consumer unit and access via a ladder to a good size and mostly boarded and insulated loft with power & light, Velux window as well as a Worcester gas fired combi boiler. There are integrated appliances included in the kitchen consisting of a Bosch electric oven with microwave above, ceramic electric hob and extractor, fridge/freezer, dishwasher and washing machine. The tiled shower room has a corner shower cubicle with Triton electric wall shower.