



**PHIL HALL**  
ESTATE AGENTS



235 Eastbourne Road  
Polegate, BN26 5DL

**£500,000**



# 235 Eastbourne Road

Polegate, BN26 5DL

Phil Hall Estate Agents welcomes to the market Eastbourne Road in Polegate, this exceptional three/four-bedroom detached bungalow is a testament to modern comfort and thoughtful design. Meticulously maintained and presented in excellent condition throughout, the property offers a versatile layout that caters to both relaxed family living and elegant entertaining. Its convenient location, just a short walk from Polegate town centre and train station, ensures easy access to amenities and transport links, making it ideal for commuters and families alike.

The bungalow's accommodation is spacious and well-configured, offering flexibility to suit a variety of needs. Upon entering, the vestibule opens into a welcoming entrance hall, which is complemented by a convenient cloakroom. The main living room is a bright and inviting space, featuring large windows that overlook the rear garden and flood the room with natural light. This area seamlessly connects to a stunning conservatory, complete with bi-folding doors that open out to the garden, creating an ideal environment for entertaining or simply enjoying the views year-round.

Adjacent to the living room is a separate dining room, which could easily be used as a fourth bedroom if needed. The modern kitchen is both functional and stylish, equipped with high-quality appliances and ample storage. A utility room provides additional space for household tasks, while the covered side alley offers secure storage for bikes and other outdoor equipment, keeping the main living areas clutter-free.

The property features three generously sized double bedrooms, each designed with comfort and practicality in mind. Large windows and tasteful décor enhance the sense of space and tranquillity in each room. The contemporary shower room is a standout feature, boasting a luxurious design with a full-sized bath, a separate shower cubicle, and modern fittings that add a touch of elegance.





**LOCATION, LOCATION, LOCATION**  
The property is ideally located on Eastbourne Road in Polegate, a sought-after area known for its convenience and accessibility. Polegate town centre is just a short walk away, offering a range of local amenities, including shops, cafés, and restaurants. For commuters, the train station is within easy reach, providing regular services to Eastbourne, Brighton, and London, making it a perfect choice for those looking for a balance between small-town charm and connectivity to larger cities. The surrounding area is rich in natural beauty, with the South Downs National Park and scenic coastal walks just a short drive away, offering ample opportunities for outdoor activities. Additionally, the area benefits from excellent road links via the A27 and A22, ensuring easy travel to nearby towns and beyond. Families will appreciate the selection of well-regarded schools in the vicinity, while the overall community vibe and relaxed pace of life make Polegate an attractive location for homeowners of all ages.

**Entrance Vestibule**  
6'00 x 3'07 (1.83m x 1.09m)

**Cloakroom**  
3'05 x 2'10 (1.04m x 0.86m)

**Living Room**  
14'05 x 14'01 (4.39m x 4.29m)

**Dining Room/Bedroom Four**  
11'00 x 8'10 (3.35m x 2.69m)

**Conservatory**  
24'09 max x 15'06 max (7.54m max x 4.72m max)

**Kitchen**  
13'07 max x 12'06 max (4.14m max x 3.81m max)

**Utility Room**  
6'10 x 4'08 (2.08m x 1.42m)

**Side Alley**  
21'00 x 4'01 (6.40m x 1.24m)

**Bedroom One**  
14'03 into bay x 12'03 (4.34m into bay x 3.73m)

**Bedroom Two**  
12'04 max x 11'11 (3.76m max x 3.63m)

**Bedroom Three**  
12'00 into bay x 10'11 (3.66m into bay x 3.33m)

**Bathroom**  
9'01 x 6'02 (2.77m x 1.88m)

**Outside**

The property is set back from the road, with a beautifully finished brick-blocked driveway providing ample off-road parking at the front. To the rear, an additional parking area leads to a substantial double garage, perfect for vehicles, storage, or a potential workshop. The rear garden is a private oasis, thoughtfully landscaped to include a mix of patio areas, a well-maintained lawn, a decked seating area, and a charming summer house, offering multiple options for relaxation and outdoor gatherings.

**Double Garage and Two Driveways**



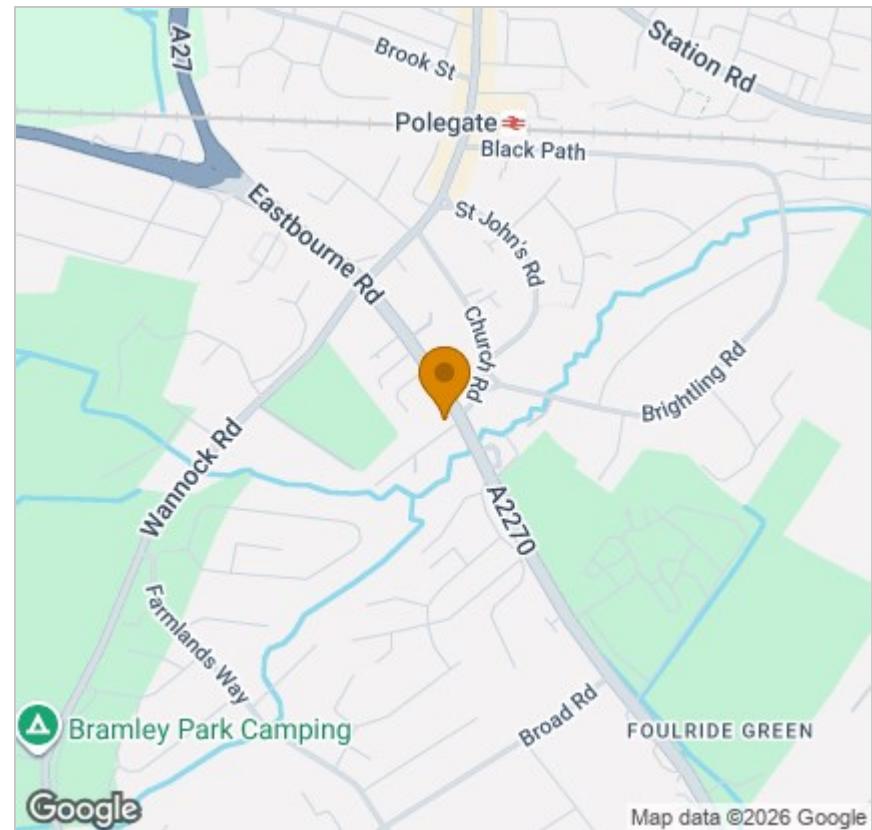
## Floor Plan



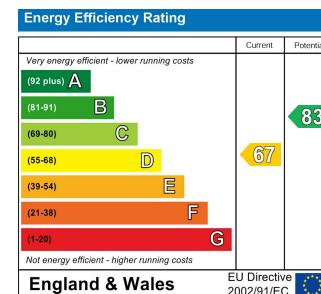
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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