



Freehold

£425,000



3 BEDROOM



2 RECEPTION



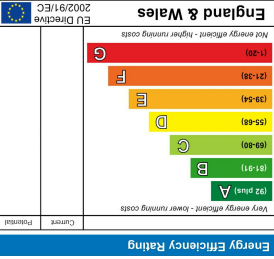
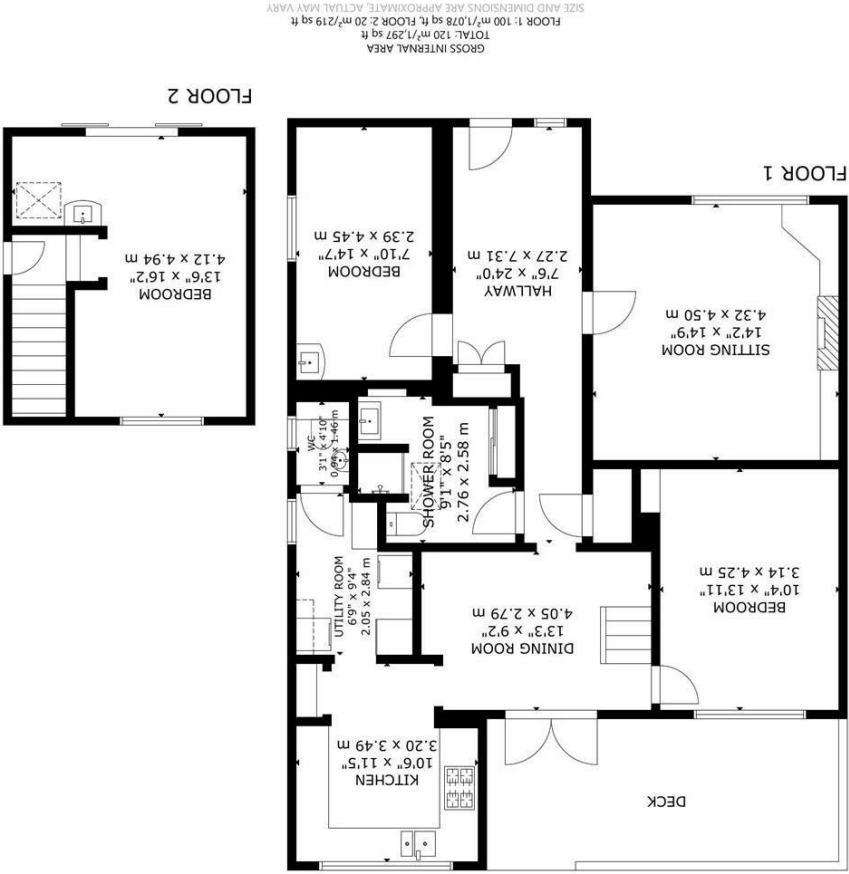
1 BATHROOM



0 GARAGE

Brightling Road, Polegate

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Brightling Road, Polegate

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DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - Delightful Extended Semi Detached Chalet - Lovely 170' Rear Garden - Close to High Street & Railway Station - 2-Receptions - Kitchen - Utility Room & Cloakroom/wc - 3-Bedrooms - Shower Room/wc - Gas c/h & Dbl glz - Driveway

A most delightful extended semi detached chalet bungalow originally built in the 1930s having a lovely 170' rear garden. The living accommodation consists of a comfortable lounge enjoying a bright southerly aspect featuring an attractive fireplace with wood burner, dining room having access to the rear garden, a recently fitted kitchen, a separate utility and cloakroom/wc, two ground floor double size bedrooms and a nicely tiled shower room/wc. From the dining room is a staircase leading to a further L-shaped bedroom, which has built-in wardrobes. There is a gas fired central heating system with modern combi boiler, double glazing and outside is a driveway, front garden and a particular feature is the lovely mature rear garden. VIEWING IS RECOMMENDED.

The property is conveniently located for Polegate High Street, with its various shops, medical centres, bus services and mainline railway station. Also within walking distance, at Eastbourne Road, is a Tesco Garage, where buses pass and access to the A27 and A22 is close by. Polegate Primary School is at Oakleaf Drive, adjacent to The Cuckoo Trail, and Willingdon Community School is at nearby Broad Road, Lower Willingdon.



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A lovely timber covered porch area with solid oak front door into a most Spacious Entrance Hallway with wood flooring, built-in shelved storage cupboard and further walk-in cupboard with light and shelving.

Lounge 4.42m x 3.90m min (13'1",13'9" x 12'9" min)

Dining Area 3.99 max x 2.73 (13'1" max x 8'11")

Kitchen 3.48m x 3.18m (11'5" x 10'5")

Utility Room 2.69m max x 2.03m (8'9" max x 6'7")

Cloakroom/wc

Bedroom 1 4.18m x 3.11m (13'8" x 10'2")

Bedroom 2 4.39m x 2.24m (14'4" x 7'4")

Shower Room/wc

Staircase from the Dining Area to First Floor with access to loft/eaves and door to -

L-Shaped Bedroom 2 4.92m max narr to 1.58m x 4.10m max narr to 2.49m (16'1" max narr to 5'2" x 13'5" max narr to 8'2")

Outside
The front has a Drive, area of lawn with raised flower beds having mature trees, shrubs and plants.

Rear Garden 51.82m depth approximately (170' depth approximately)
A particular feature of the property is the lovely rear garden, which has a covered decking area, patio with raised flower bed, outside tap and side access

with further outside tap, central brick paved pathway meandering towards the end of the garden with areas of lawn either side as well as various mature trees, part hedging, potting shed, two further sheds - one having power, Polytunnel.

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

Further Information
The property was extended over twenty years ago to create the kitchen and utility, as well as the first floor bedroom. The kitchen was recently fitted and includes a Lamona electric over, gas hob with extractor, ample worksurfaces incorporating a breakfast bar area. The utility has plumbing for washing machine and there is space for other appliances. Ground floor bedroom three has a wash basin as does the first floor bedroom, which also has built-in wardrobes. The nicely tiled shower room with wc has a fitted shelved linen cupboard, which houses a modern combi boiler.