



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



## Hyperion Avenue, Polegate, BN26 5HU

Freehold | Bungalow - Detached | 3 Bedrooms

This three bedroom detached bungalow has so much to offer! Whether it be the extended heart of the home living space, the en suite master bedroom or the generous rear garden; this property has it all. The spacious open plan living has zoned areas and is flooded with natural light from the bi-folding doors and Velux windows that are set into the vaulted ceiling.

All three bedrooms are considered to be of good size, particularly the en suite master bedroom. Subject to the necessary consents and permissions being granted there could be further accommodation created in the current loft space.

The property comes with ample off road parking, a garage and neatly presented rear garden with is mainly laid to lawn with a raised patio area. Viewing of this lovely home is highly recommended.

**FOR SALE**  
**FREEHOLD**  
**£435,000**

### Location

Hyperion Avenue forms part of the popular Stud Farm development in Polegate. The location offers fantastic proximity to Polegate High Street and train station whilst being nestled away. The area is perfectly serviced with road and rail transport connections, including the A22 & A27. The South Downs are always within easy reach and offer picturesque walks to neighbouring villages such as Alfriston, East Dean and Jevington.

### Front Garden

To the front of the property there is off road parking for several vehicles as well as a driveway which leads to the single garage.

### Entrance Vestibule

The uPVC door opens into the space which has LVT flooring, ceiling light and a double glazed window to the side aspect.

### Hallway

Picture rail, inset ceiling spotlights, powerpoints and telephone point. The wood effect LVT flooring continues from this space through glazed double doors and into;

### Open Plan Living Space

This living space room is the true heart of the home. Having been extended it offers perfectly zoned kitchen, dining and lounge areas with vaulted ceiling amplifying the space further. The room is flooded by natural light through sliding doors, windows to two aspects as well as Velux windows.

The kitchen has a wall of bespoke cupboards which have shelving. Further storage is offered with a range of wall and floor units in complementary materials. The cooker is set within a central island that also has a breakfast bar and pendant lighting over. Space and plumbing for washing machine and dishwasher. Sink with drainer and mixer tap.

Views of the rear garden can be enjoyed from the large bi-folding doors which span the rear of the room, spanning both the lounge and dining areas. The dining area is set beneath the two Velux windows and has zoned pendant lighting from the vaulted ceiling. The lounge area has powerpoints, television and telephone points. Lighting and vertical radiator.

### Bedroom One

A double glazed bay window is to the front aspect and has bespoke plantation style shutters. Triple built in wardrobes which have hanging rails and shelving. Radiator, carpet, ceiling light and powerpoints.

### En suite

A contemporary suite comprising bath with mixer tap and shower attachment, toilet and wall hung basin with storage drawers below. Half height tiled walls, vinyl flooring, inset ceiling spotlights, extractor and double glazed window with obscured glass.

### Bedroom Two

This bedroom also benefits from a bay window to the front with plantation shutters. Ornate fireplace with alcove storage and shelving. Picture rail, carpet, radiator, ceiling light and powerpoints.

### Bedroom Three

Double glazed window with views over the rear garden. Plantation style shutters, picture rail, carpet, radiator, powerpoints and ceiling light.

### Shower Room

Fitted with a toilet, wall hung basin and a shower cubicle which has a glazed door and dual shower heads. Extractor, vinyl flooring and inset ceiling spotlights.

### Rear Garden

Step out from the Living Room onto the raised paved patio which has ornate railing and views over the lawned garden. A perfect space to relax at the end of a long day or watch the children play on the lawn. Steps lead down to the lawn that is bordered by fencing, mature shrubs and trees. At the end of the garden you will find a wooden summer house. There's further storage in the workshop that is located behind the garage.

### Single Garage

A wooden gate opens from the driveway to the garage up and over door. The garage has power and lighting.

### Additional Information

EPC Rating:

Council Tax Band: D

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

GROUND FLOOR  
1119 sq.ft. (104.0 sq.m.) approx.

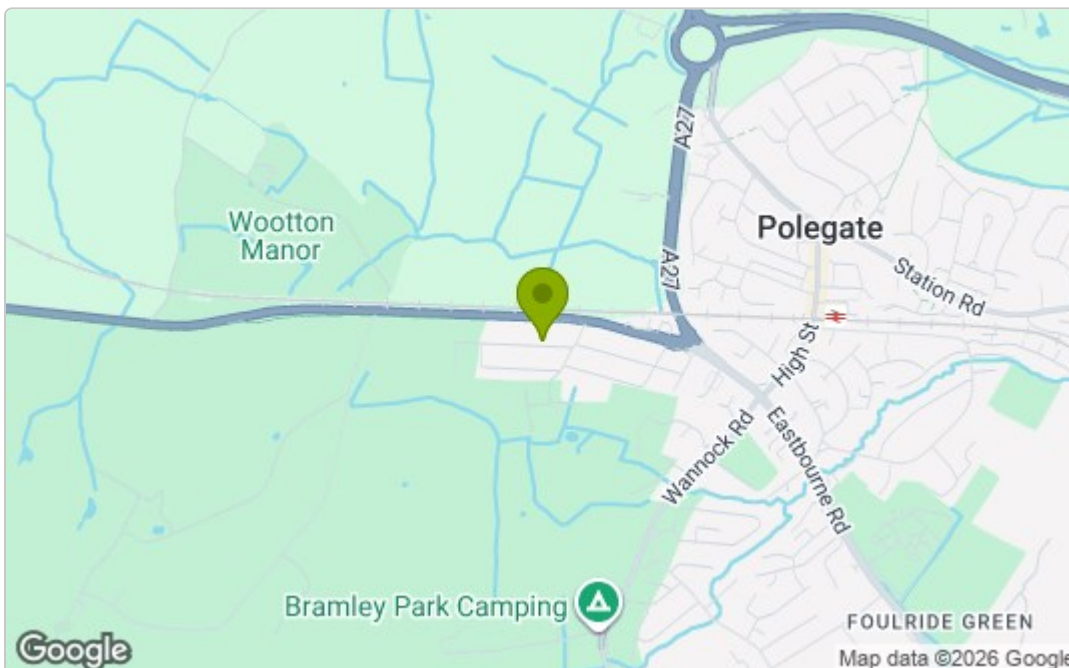


3 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.