



BROOK GAMBLE



1 Victoria Close, Polegate, BN26 6BZ

£255,000

Brook Gamble are delighted to be offering for sale a two bedroomed, semi detached bungalow in a delightful little close off of Victoria Road Polegate, within easy reach of the town centre, and Polegate Railway station. Being offered chain free, this well presented property has a lounge, two bedrooms, a shower room, and kitchen with the added benefit of a large conservatory/sun room, and a low maintenance rear garden and off road parking, and is gas centrally heated, and double glazed throughout. The quiet, cul-de-sac setting is ideal for buyers looking for a tranquil environment with friendly neighbours who all belong to a Whats app group should you wish to be added to it. The property also has solar panels, that are leased. Viewing is by appointment with the sellers sole agents!

Accommodation Comprising

Double glazed main front door

Hallway

Radiator, coving to ceiling , hatch to loft , cupboard housing hot water cylinder with shelving above.

Lounge

Radiator x2, coving to ceiling, feature fire surround with gas flame fire, television aerial point, double glazed bay window to front aspect.

Kitchen

Fitted in a range of wall and floor cupboards and base units, single bowl sink unit and mixer tap, complementary work surface, tiled splashback, wall mounted gas central heating boiler, space and plumbing for washing machine, space for under counter fridge, space for under counter freezer, space for further appliance. Double glazed window to front and side aspects, radiator.

Bedroom one

Radiator, coving to ceiling, double glazed sliding patio door leading onto conservatory.

Bedroom two

Radiator, coving to ceiling, double glazed sliding patio door leading onto conservatory.

Conservatory

Covering the whole width of the rear of the property with double glazed door to rear garden, laminate wood flooring.

Shower room

Comprising walk-in shower cubicle, with wall mounted "Mira" shower, shower attachment and riser rail. Wash hand basin, low-level WC, radiator, half tiled walls, double glazed window to side aspect.

Rear garden

With part wall and fenced borders, laid completely to patio for low maintenance, with gate to side.

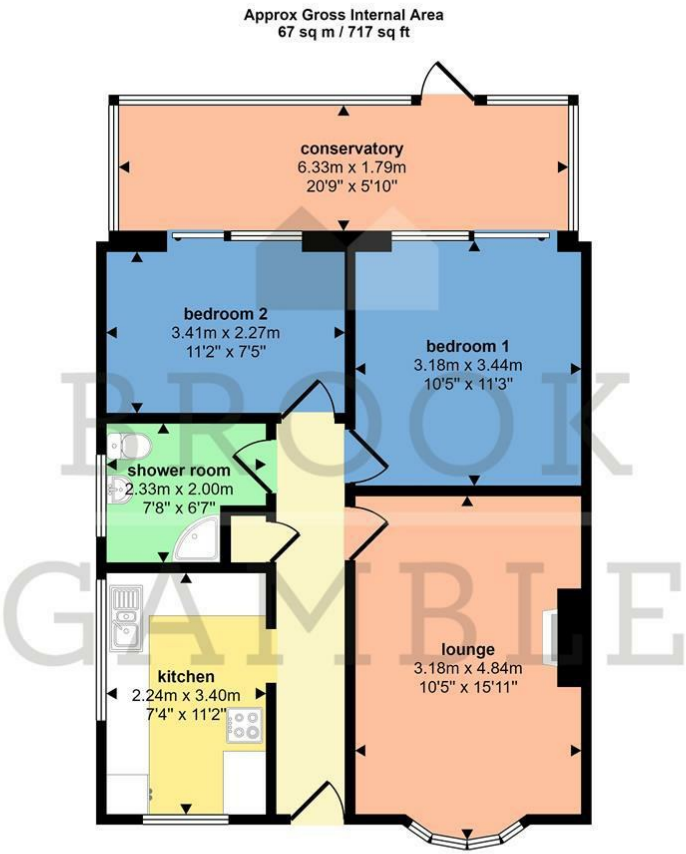
Front garden

Laid mainly to lawn, driveway providing off-road parking for one vehicle and pathway to front of property.

Solar Panels - The property has solar panels that are leased - We understand that this generates free electricity to the property when the panels are charging in sunshine. And are leased, with approximately 10 years left on the lease.

Council tax band C - Wealden District

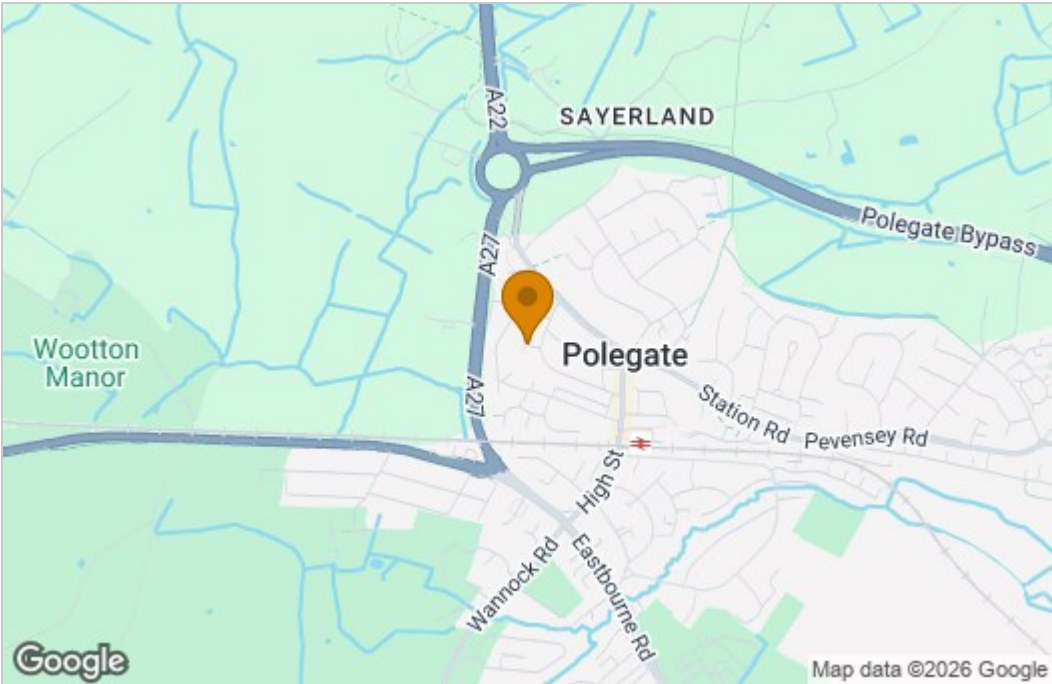
Floor Plan



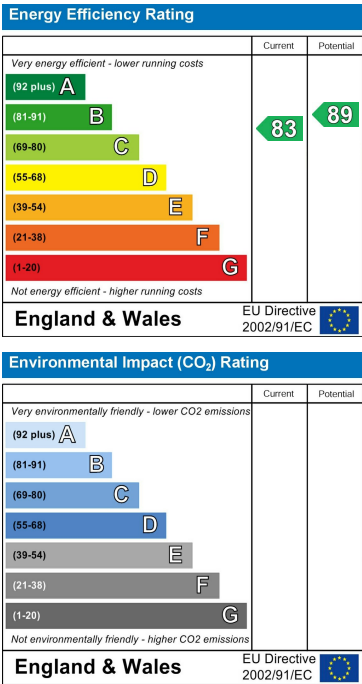
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.