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& PARTNERS

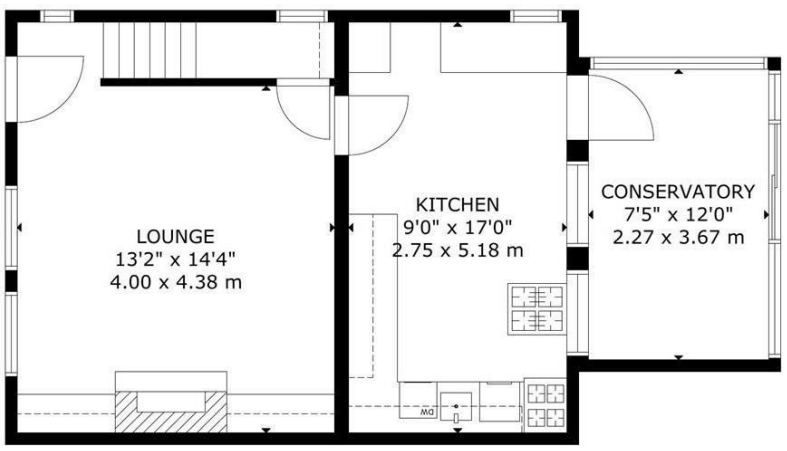
Hailsham Road, Polegate

- Much Potential
- Refurbishment Required
- End of Terrace
- Lounge
- Kitchen/Diner
- Lean-to
- 3 Bedrooms
- Shower/Wet Room
- 60' Rear Garden
- Drive & Parking

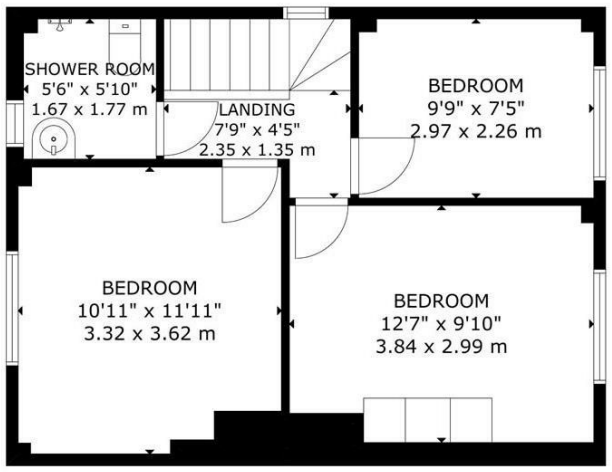
Freehold

£280,000

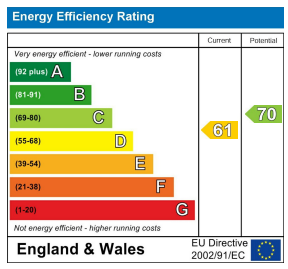
3 BEDROOM | 1 RECEPTION | 1 BATHROOM | 0 GARAGE



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
TOTAL: 84 m²/909 sq ft
FLOOR 1: 45 m²/487 sq ft, FLOOR 2: 39 m²/422 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Hailsham Road, Polegate

DESCRIPTION

NO CHAIN - Much Potential - In Need of Refurbishment - 60' Rear Garden - Lounge - Kitchen/Diner - Lean-To - 3 Bedrooms - Shower/Wet Room/wc - Driveway & Off Road Parking

A 3-bedroom end of terrace property requiring complete refurbishment, offering significant potential for improvement and value enhancement. Ideally situated within convenient reach of Polegate High Street and the local primary school, the accommodation currently comprises a lounge, a spacious kitchen/dining area, an older lean-to, three good size bedrooms and a shower/wet room as well as a gas fired central heating system. Externally, the property benefits from a front driveway providing off road parking and there is an approximately 60' rear garden, which would benefit from some further landscaping. NO ONGOING CHAIN

The property is conveniently situated within walking distance of Polegate High Street, which offers a range of shops, medical centres, bus services, and a mainline railway station providing connections to Eastbourne, Brighton and London Victoria. Bus routes also operate along Hailsham Road, which has access to Cophall Farm roundabout, linking to the A27 and A22. Polegate Primary School is located nearby at Oakleaf Drive, where access can also be gained to the Cuckoo Trail, providing numerous countryside walks and cycling routes.

Hailsham Road, Polegate

Lounge 3.96m x 3.94m (12'11" x 12'11")

Kitchen/Diner 5.06m x 2.71m (16'7" x 8'10")

Lean-to 3.66m x 2.28m (12'0" x 7'5")

Bedroom 1 3.61m max x 3.29m (11'10" max x 10'9")

Bedroom 2 3.81m x 2.43m (min) (12'5" x 7'11" (min))

Bedroom 3 2.96m x 2.25m (9'8" x 7'4")

Shower/Wet Room 2.96m x 2.25m (9'8" x 7'4")

Outside
To the front is a Driveway and with Off Road Parking.

Rear Garden 18.29m approximately in depth (60' approximately in depth)

Council Tax
The property is in Band C. The amount payable for 2026-2027 is £2,453.98. This information is taken from voa.gov.uk

There is a built-in understairs cupboard in the lounge housing the electric meter and fuse box. A wall mounted Ideal Logic boiler is located in the kitchen/diner having an adjacent programmer. From the first floor landing is access via a ladder to a mostly boarded and insulated loft and in bedroom two is a fitted airing cupboard housing the hot water cylinder.