



78 Victoria Road
Polegate, BN26 6BU

£270,000



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Phil Hall Estate Agents are delighted to bring to the market this well-presented and deceptively spacious two double bedroom semi-detached home, ideally positioned along Victoria Road in Polegate, within easy walking distance of the town centre, local amenities and the mainline train station offering excellent transport links. Boasting two reception rooms, a modern bathroom, useful utility space and a private low maintenance rear garden, this charming property would make an ideal first-time purchase, downsizing opportunity or buy-to-let investment.

Upon entering the property, you are welcomed into the dining room which serves as the heart of the home, offering a versatile reception space perfect for both everyday living and entertaining guests. From here, access is provided to the front-facing living room, kitchen and stairs rising to the first floor accommodation.

Positioned at the front of the property, the living room is a cosy and inviting space, enhanced by an attractive open fireplace which creates a charming focal point and adds character to the room. The generous proportions allow ample space for a range of furnishings, making it an ideal setting for relaxing evenings.

To the rear of the property, the kitchen is fitted with a comprehensive range of wall mounted and base units with work surfaces over, providing plenty of storage and preparation space. The kitchen benefits from a built-in oven and gas hob, whilst also offering designated space for a washing machine and fridge freezer. Leading from the kitchen is a particularly useful utility room, ideal for additional storage or further appliances. The utility room also presents exciting potential for those looking to reconfigure the ground floor layout, with scope to knock through and create a larger open-plan kitchen space subject to any necessary consents. Completing the ground floor accommodation is a convenient cloakroom and direct access out to the rear garden.





The first floor continues to impress, offering two well-proportioned double bedrooms, both providing comfortable accommodation with space for wardrobes and additional furnishings. The modern bathroom has been tastefully fitted with a contemporary three-piece suite comprising a panelled enclosed bath with shower over, wash hand basin and low level WC, finished with stylish fittings and neutral décor.

Living Room
12'06 x 11'10 max (3.81m x 3.61m max)

Dining Room
15'00 x 12'06 (4.57m x 3.81m)

Kitchen
8'07 x 7'04 (2.62m x 2.24m)

Utility Room
10'07 x 7'06 (3.23m x 2.29m)

Ground Floor Cloakroom
4'05 x 3'00 (1.35m x 0.91m)

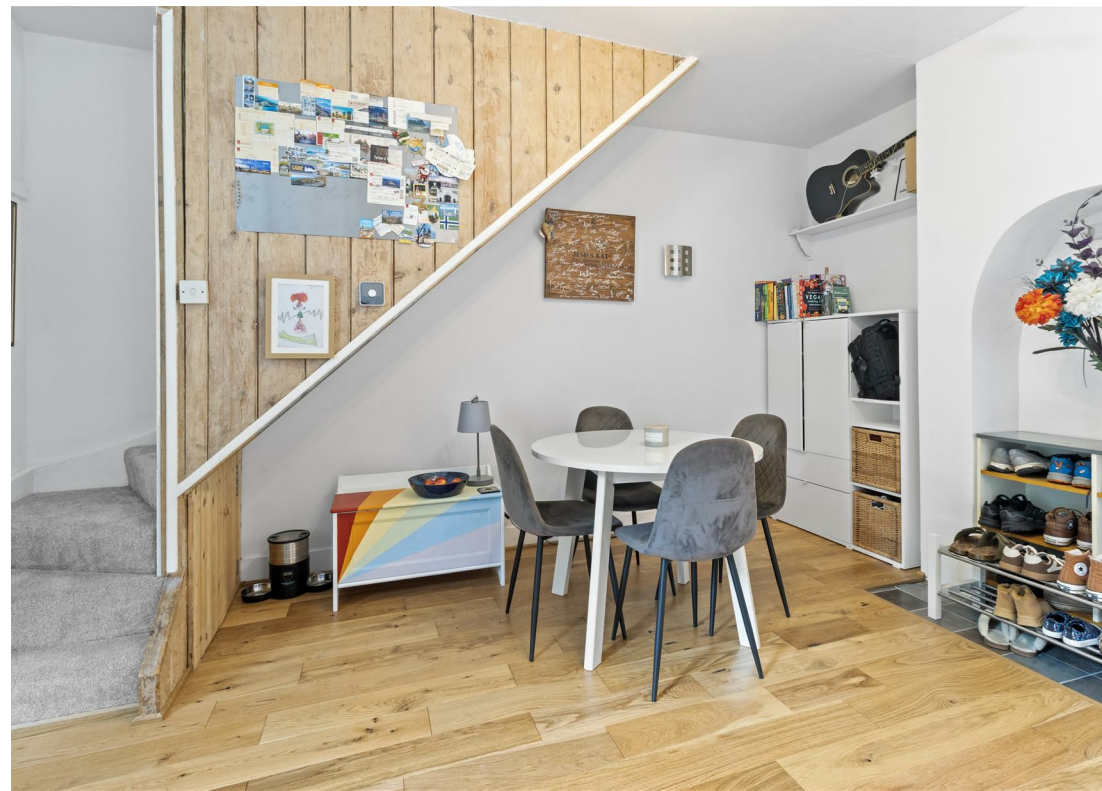
First Floor Landing

Bedroom One
12'08 x 12'01 (3.86m x 3.68m)

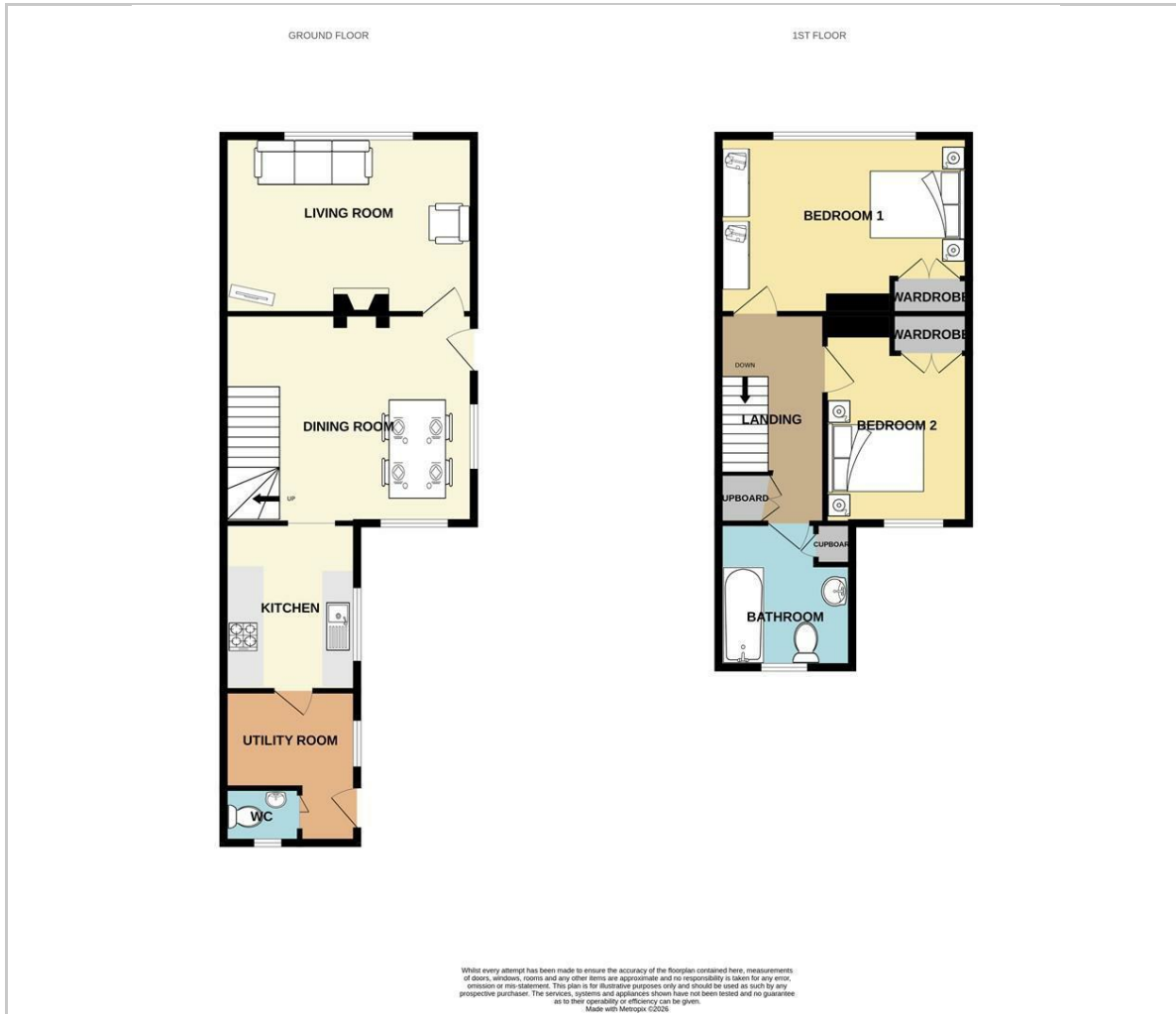
Bedroom Two
13'10 x 7'05 (4.22m x 2.26m)

Bathroom
8'08 x 7'04 (2.64m x 2.24m)

Outside
Outside, the property enjoys a private and enclosed rear garden designed with ease of maintenance in mind. Adjoining the property is a hard standing patio area, ideal for outdoor seating and entertaining, leading onto a shingle section perfectly suited for a patio set or alfresco dining area. Further down the garden is an additional area offering excellent potential for a vegetable patch, raised beds or a dedicated home gardening space for keen growers. To the front of the property there is an area of hardstanding, ideal for bin storage or motorbikes.



Floor Plan



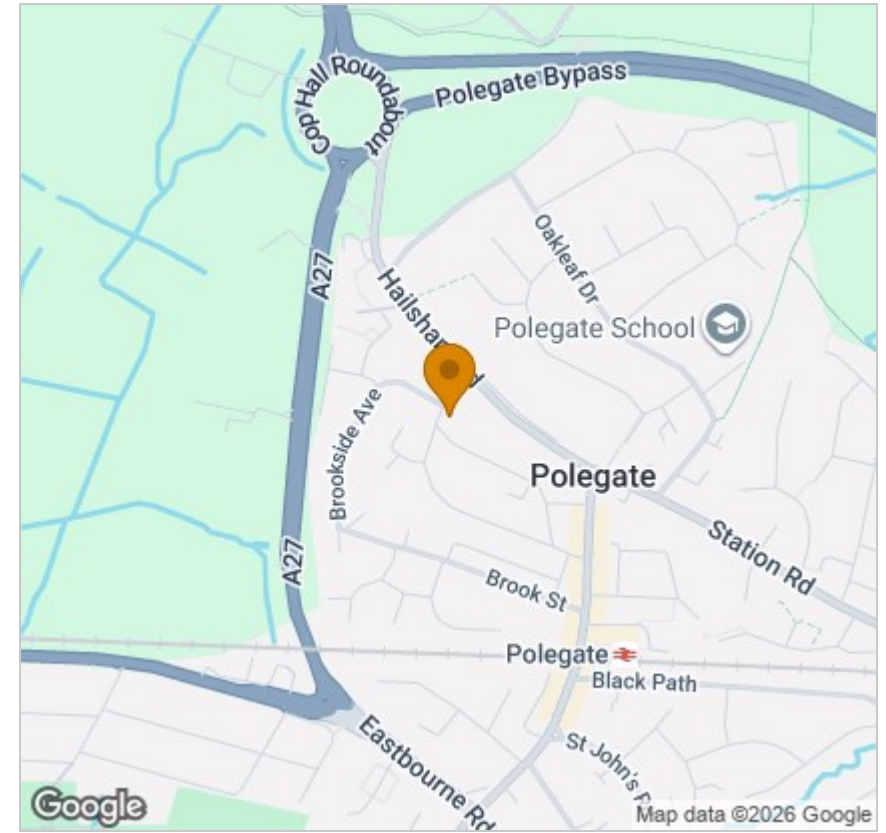
Viewing

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.

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Area Map



Energy Efficiency Graph

