Freehold

£350,000

Guide price

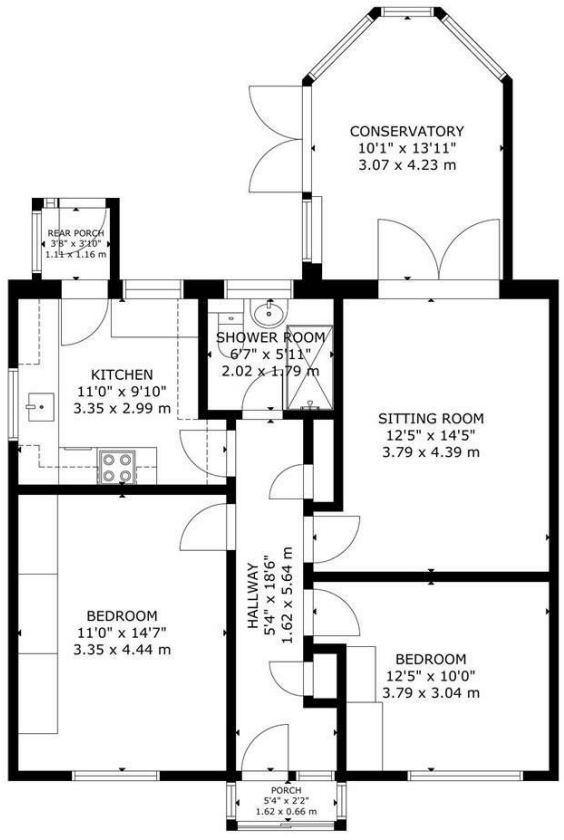
2 BEDROOM | 1 RECEPTION | 1 BATHROOM | 1 GARAGE



- GUIDE £350K - £360K
- Stunning Views
- Delightful Garden
- Superb Conservatory
- Lounge
- Kitchen
- Good Size Bedrooms
- Shower Room/WC
- Gas c/h & Dbl gz
- Garage

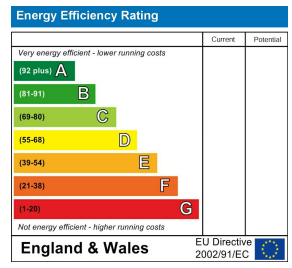
archer & PARTNERS

Barons Way, Polegate



GROSS INTERNAL AREA
TOTAL: 77 m²/833 sq ft
FLOOR 1: 77 m²/833 sq ft
EXCLUDED AREAS: PORCH: 1 m²/11 sq ft, REAR PORCH: 1 m²/14 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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Barons Way, Polegate



DESCRIPTION

GUIDE PRICE £350,000 - £360,000 - VIEWING STRONGLY RECOMMENDED - SEE OUR 3D VIRTUAL TOUR - Backs Onto South Downs National Park - Stunning Open Views Over Farmland - Delightful Rear Garden - Superb Conservatory - Lounge - Tastefully Fitted Kitchen & Shower Room - Double Size Bedrooms - Gas c/h & Dbl glz - Garage

A rare opportunity to acquire a two bedroom semi-detached bungalow, enjoying a lovely and peaceful setting backing directly onto The South Downs National Park, with stunning far reaching views across the surrounding open farmland. This delightful property offers well proportioned accommodation and a number of appealing features, including a superb conservatory which provides an ideal dining or additional reception space. With its wonderful outlook, it is a perfect place to relax and enjoy the tranquil surroundings, while also having access to the comfortable sitting room. The property further benefits from a modern fitted, dual aspect kitchen, equipped with an electric oven and hob, two generously sized bedrooms and a tiled shower room/WC. OUR SELLERS HAVE FOUND A PROPERTY TO BUY WITH NO ONWARD CHAIN

Additional benefits include gas fired central heating and double glazing. Outside, there is a garage with electric, while the delightful rear garden has a patio area, making the most of the exceptional views and offering an ideal space for outdoor dining or simply relaxing and enjoying the peaceful and picturesque surroundings.











Barons Way, Polegate

Sitting Room 4.39m x 3.79m (14'4" x 12'5")

Conservatory 4.23m x 3.07m (13'10" x 10'0")

Kitchen 3.35m x 2.99m (10'11" x 9'9")

Bedroom 1 4.44m x 3.35m (14'6" x 10'11")

Bedroom 2 3.79m x 3.04m (12'5" x 9'11")

Shower Room 2.02m x 1.79m (6'7" x 5'10")

Outside
The front garden has well stocked flower beds with a variety of plants and shrubs and there is access to the Garage, which has access to the rear garden, power and light. The delightful rear garden backs onto open farmland with stunning views, which forms part of The South Downs National Park, areas of lawn with various trees, plants and well stocked flower beds, pond, patio, outside tap and side gate.

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

The hallway has a an electric meter cupboard, built-in cloaks cupboard and airing cupboard with adjacent wall programmer as well as access via a ladder to a partly boarded and insulated loft with light housing a Vaillant gas fired boiler. The dual aspect kitchen includes a Beling electric oven, Indesit electric ceramic hob and access to a small rear porch. There is a nicely tiled shower room having a Mira wall shower.

Location
The property is situated towards the end of Barons Way conveniently located for the amenities at Polegate High Street having a variety of shops, medical centres, together with regular bus services and a mainline railway station connecting to Eastbourne, Brighton and London Victoria. Local bus services also operate along nearby Wannock Road, where there is a recreational ground and access to Diplock Wood. Approximately half a mile away, from Jevington Road in Wannock, there is access to the South Downs National Park, providing an array of beautiful countryside walks