



Gosford Way, Polegate



- Near High Street
- Extended Semi Detached
- Lounge
- Kitchen Area
- Dining Area
- Lean-To/Utility
- 2-Bedrooms
- Bathroom/wc
- Garage
- NO CHAIN



Freehold

£280,000

2 BEDROOM 2 RECEPTION 1 BATHROOM 1 GARAGE

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### DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - Convenient For High Street - Semi Detached - Extended - Lounge - Kitchen - Dining Area - Lean-To/Utility - 2 Bedrooms - Bathroom - Garage - NO ONOING CHAIN

A 2-bedroomed semi detached bungalow located in a popular residential close within walking distance to Polegate High Street. Although requiring some modernisation, the property has been extended to create another reception area open plan to the kitchen. There is also a separate lounge, lean-to/utility, two double size bedrooms and a bathroom/wc as well as having a gas fired central heating system, double glazing, useful storage and there is a garage located adjacent to the neighbouring property.

Polegate High Street has various shops, medical centres, bus services and a mainline railway station, which connects to Eastbourne, Brighton, Gatwick Airport and London Victoria. The community centre is located at Windsor Way, where there is also access to The Cuckoo Trail close by from Oakleaf Drive, providing many countryside walks and cycling routes.



## Gosford Way, Polegate

Front door into a small entrance hall

Lounge 4.96m x 3.94m max narrowing to 2.83m (16'3" x 12'11" max narrowing to 9'3")

Kitchen 2.83m x 2.12m (9'3" x 6'11")

Dining Area 3.62m x 2.67m (11'10" x 8'9")

Leant-To/Utility 3.31m x 2.25m (10'10" x 7'4")

Bedroom 1 3.75m x 3.43m (12'3" x 11'3")

Bedroom 2 3.65m x 2.38m (11'11" x 7'9")

Bathroom 2.34m x 1.66m (7'8" x 5'5")

### Outside

The front garden is mainly paved with various established plants and shrubs.

### Rear Garden

PLEASE NOTE: Prospective purchasers are strongly advised to obtain independent legal advice and ensure they are satisfied with the position regarding the title registration prior to the exchange of contracts.

Garage 4.93m x 2.32m min (16'2" x 7'7" min) (approximate internal measurements) the garage is located adjacent to the neighbouring property (number 46) and has an up-and-over door.

### 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

Located in the entrance hall is a built-in cloaks

cupboard, which houses the gas and electric meters as well as the fuse box. The inner hall also has two built-in shelved storage cupboards as well as having access via a ladder to part boarded and insulated loft with light.

There are double doors from the lounge into the kitchen area, having a wall mounted Glow-Worm gas fired boiler and opens through to a separate dining area, which also has access to a lean-to/utility.