



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Eastern Avenue, Polegate, BN26 6HG

Freehold | Bungalow - Semi Detached | 2 Bedrooms

A chain free semi-detached bungalow that has two bedrooms, off road parking and is set within a popular area of Polegate. The local High Street and Train Station are nearby, approximately half a mile walk away. The property offers a new owner the opportunity to modernise the accommodation and create a lovely home.

**FOR SALE**  
**FREEHOLD**  
**£260,000**

### Location

Eastern Avenue is located in popular Polegate, which is home to a train station with connections to London Victoria, Brighton, Lewes & Hastings. The town also has a High Street with an array of independent shops, cafes and amenities.

### Approach

The front garden is mainly laid to lawn with an array of mature shrubs and a pathway leading to the front door. To the side of the lawn there is a single off road parking space.

### Hallway

Radiator, carpet and ceiling light.

### Bedroom One 12'4" x 10'2" (3.77 x 3.12)

A double glazed bow window to the front aspect, radiator, carpet, ceiling light and powerpoints.

### Bedroom Two 10'2" x 9'10" (3.12 x 3.02)

Double glazed window overlooking the rear garden. Radiator, ceiling light and powerpoint.

### Shower Room 7'10" x 6'1" (2.41 x 1.87)

A contemporary, adapted room with shower enclosure, which has an electric shower. Pedestal basin, toilet, radiator and airing cupboard. Extractor, double glazed window with obscured glass and loft hatch.

### Living Room 16'5" x 10'5" (5.02 x 3.19)

Double glazed bow window, carpet, radiator, ceiling light, powerpoints and archway through to;

### Kitchen 7'10" x 7'4" (2.39 x 2.26)

Fitted with a range of wall and floor units, stainless steel sink with drainer and mixer tap. Built in oven, four ring gas hob, space for washing machine and fridge freezer. Worcester boiler. Double glazed window and door leading out to covered lean to.

### Rear Garden

The mature garden has a lawn area and concrete patio areas. There's also an array of mature shrubs and small trees.

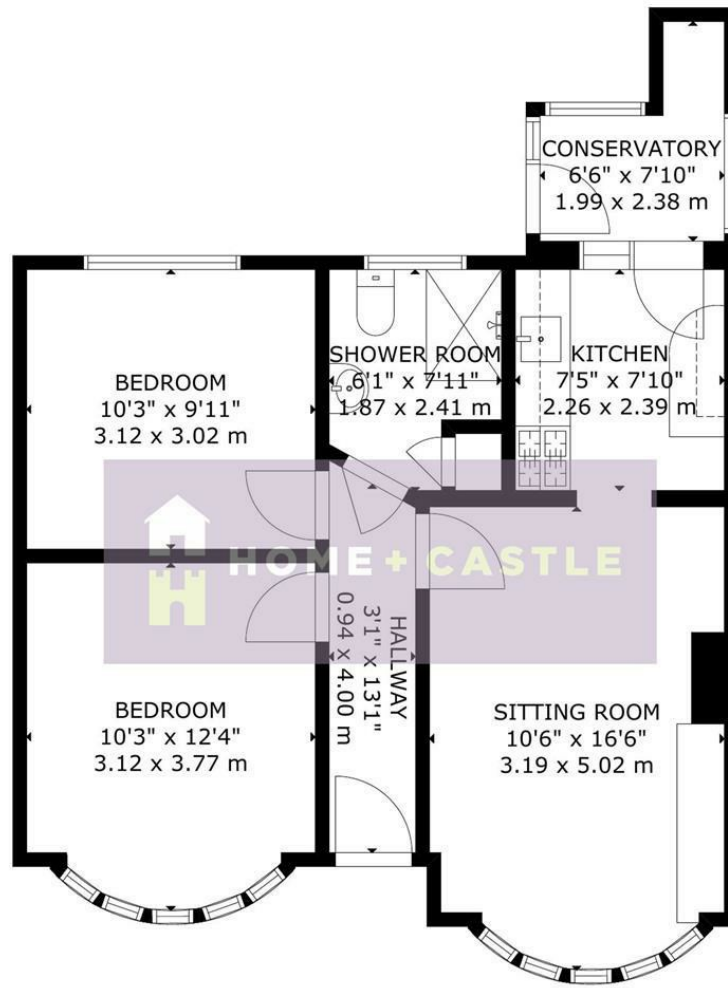
### Additional Information

Council Tax Band: C

EPC Rating: D

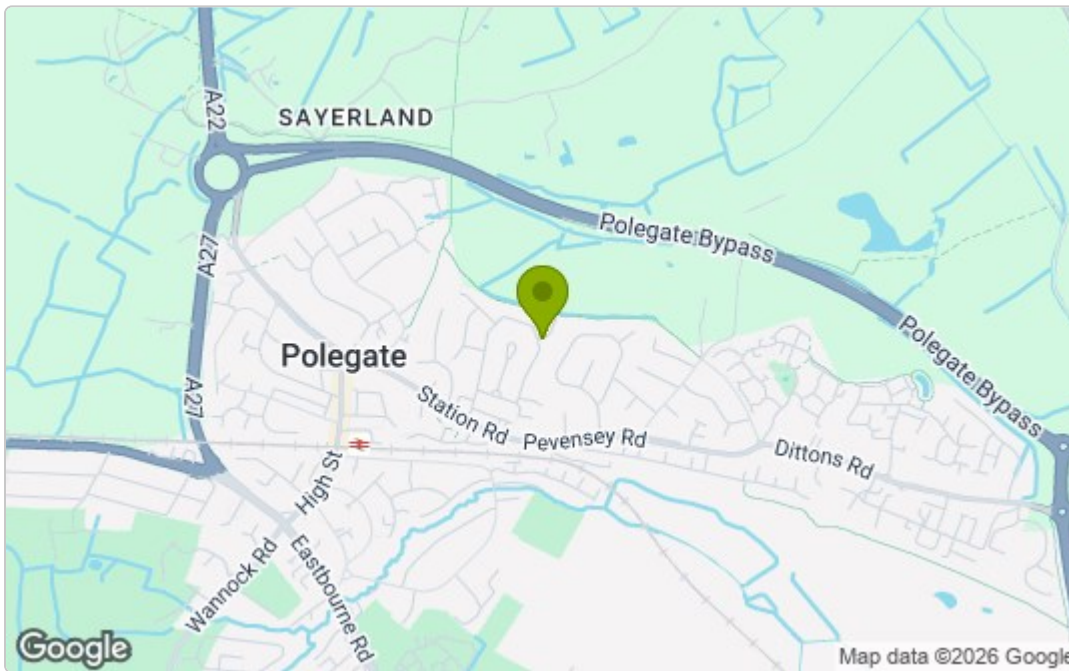
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 56 m<sup>2</sup>/601 sq.ft  
 FLOOR 1: 56 m<sup>2</sup>/601 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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