



Freehold

£325,000

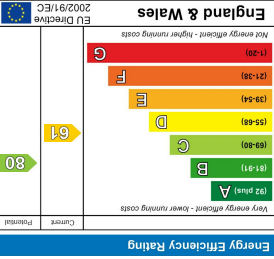
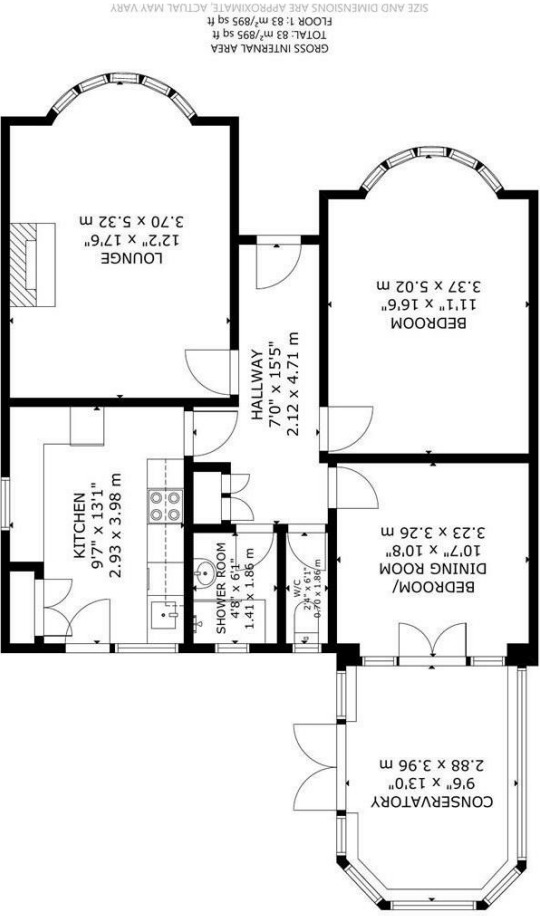
Guide price



archer
& PARTNERS

- GUIDE £325K - £350K
- 1930s Detached
- 2-Bedrooms
- Bay Fronted Lounge
- Kitchen
- Conservatory
- Shwr rm & Sep wc
- 100' Rear Garden
- Driveway
- Garage/Store

Hyperion Avenue, Polegate



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Hyperion Avenue, Polegate



2 BEDROOM



1 RECEPTION



1 BATHROOM



1 GARAGE

Hyperion Avenue, Polegate

DESCRIPTION

GUIDE PRICE £325,000 - £350,000 - Sought After Stud Farm Estate - 100' Rear Garden - 1930s Built - Bay Fronted Lounge - Kitchen - Conservatory - 2 Bedrooms - Shower Room & Separate wc - Gas c/h & Dbl glz - Driveway - Garage/Store. NO ONGOING CHAIN

A 1930s built 2-bedroomed detached bungalow located on the sought after Stud Farm estate featuring a delightful and mature rear garden measuring in excess of 100' backing onto a wooded spinney. There is a welcoming bay fronted lounge, which benefits from a pleasant southerly aspect, allowing natural light to flood the room throughout the day, a good size kitchen to include some appliances, two double bedrooms - with bedroom one having an extensive range of fitted wardrobes, providing excellent storage and bedroom two has access to a part brick and double glazed conservatory, creating a useful additional reception space overlooking the rear garden. Further accommodation includes a modern tiled shower room with a separate wc and the property also benefits from a gas fired central heating, double glazing and outside is the added advantage of a driveway for a couple of cars, and a garage/store. NO ONGOING CHAIN.

The property is located on the outskirts of Polegate, situated approximately 3/4 of a mile from the High Street, which has various shops, medical centres, bus services and a mainline railway station connecting to Eastbourne, Brighton and London Victoria. There is easy access to the A27 Lewes Road from Gainsborough Lane, where there is also a bus stop and a new cycling/walking path.



Hyperion Avenue, Polegate

Part frosted double glazed front door into a Spacious Hallway.

Bay Fronted Lounge 5.20m max x 3.65m (17'0" max x 11'11")

Kitchen 3.93m x 2.86m (12'10" x 9'4")

Bedroom 1 4.85m max x 2.68m min (from wardrobes) (15'10" max x 8'9" min (from wardrobes))

Bedroom 2 3.17m x 3.03m (10'4" x 9'11")

Conservatory 3.77m x 2.56m (12'4" x 8'4")

Shower Room 1.86m x 1.41m (6'1" x 4'7")

Separate wc

Outside
To the front are areas of lawn with flower borders having a variety of plants and mature shrubs, outside light. Driveway to -

Garage/Store 4.81m x 2.51m (15'9" x 8'2") (approx internal measurements and also has restrictive access) up-and-over door and has had a recently replaced roof.

Rear Garden in excess of 30.48m (in excess of 99'11")
The delightful rear garden backs onto a wooded spinney with the A27 beyond, mainly laid to lawn with well stocked borders having a variety of plants and mature shrubs, further central flower bed, large mature tree, shed, outside tap and side gate.

Council Tax
The property is in Band D. The amount payable for 2025-2026 is £2,626.38. This information is taken from voa.gov.uk

Located in the spacious hallway is the digital wall thermostat, access via a small hatch with fitted ladder to an insulated loft and there is a large fitted shelved airing cupboard housing the hot water cylinder and programmer for central heating & hot water. The kitchen includes an electric oven, Indesit washing machine and a wall mounted Worcester gas fired boiler. Bedroom one includes an extensive range of wardrobes.