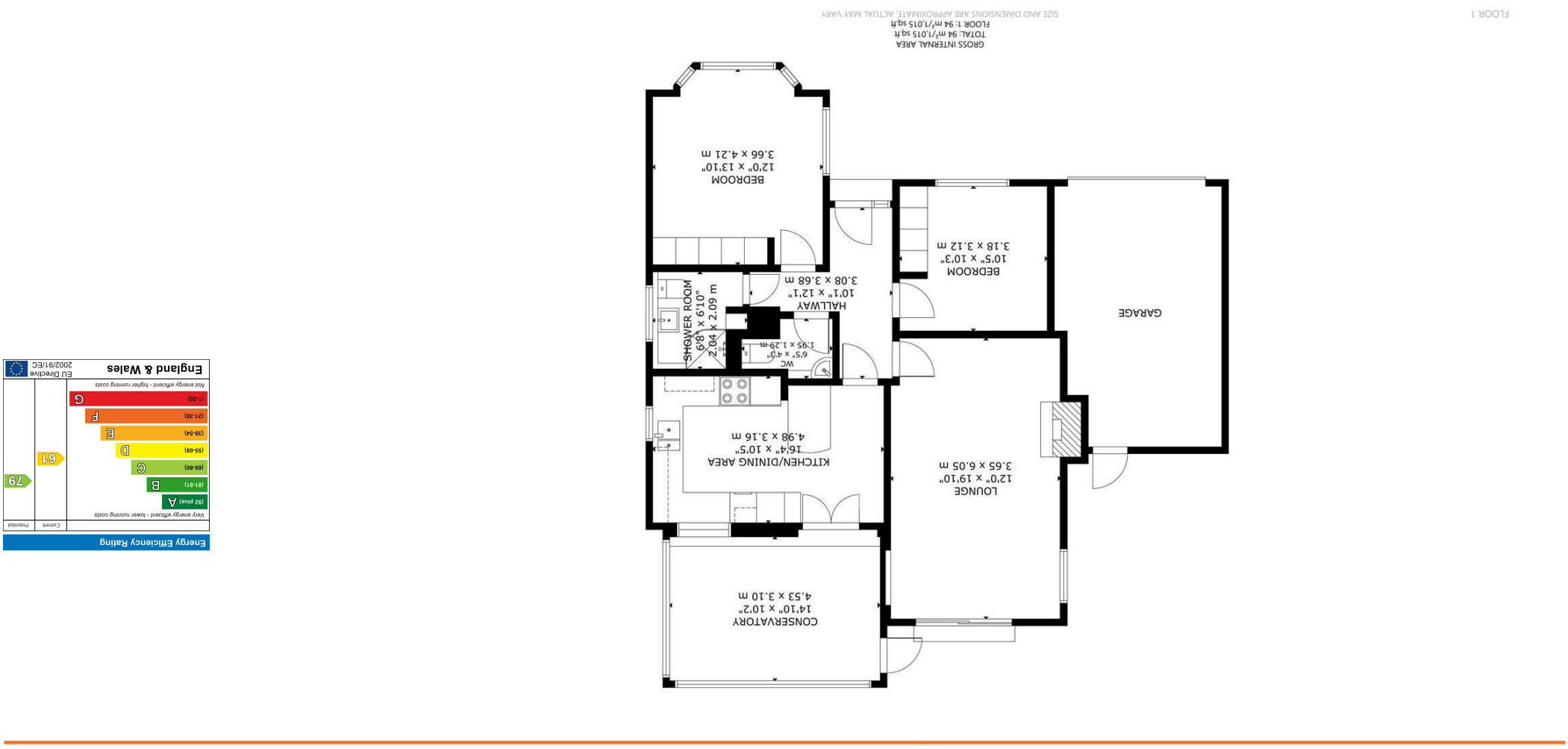
Old Drive, Polegate



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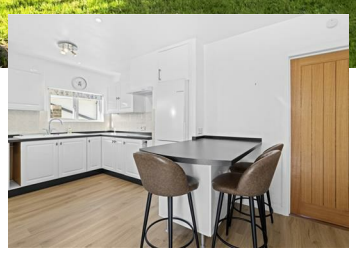

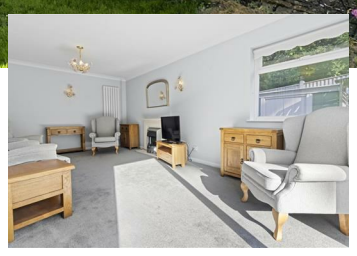

- 3D Virtual Tour
- Chain Free
- Mature South Westerly Garden
- Ample Off Road Parking
- Cul-De-Sac Location
- Double Bedrooms
- Kitchen-Breakfast Room
- Conservatory
- Garage
- Move In Ready

Freehold

£435,000

2 BEDROOM | 2 RECEPTION | 1 BATHROOM | 1 GARAGE

Old Drive, Polegate

DESCRIPTION

A tastefully appointed two bedroom detached bungalow, built in the 1950s and occupying a generous plot in the heart of Polegate. Tucked away in Old Drive, the property enjoys the best of both worlds, being within easy walking distance of the town's amenities whilst feeling remarkably quiet and private.

The well presented accommodation extends over 1,000 sq ft and includes a generous lounge, kitchen with breakfast bar, conservatory overlooking the garden, two good sized bedrooms, separate WC and shower room. There is also a modern gas fired boiler.

Outside, the generous mature south westerly facing rear garden provides a lovely private setting, a keen gardeners paradise, whilst the front offers a block paved driveway giving ample off road parking for several vehicles, and leads to the garage.

The location is a particular feature. Polegate High Street and its everyday amenities are close by, with the railway station within easy walking distance, providing regular services towards Eastbourne, Brighton and London. There are also excellent local bus connections, including services towards Eastbourne, Hailsham and surrounding towns. The Harvester is also close by for relaxed dining and drinks.

For those who enjoy the outdoors, Polegate is a gateway to the South Downs National Park, with the Cuckoo Trail and surrounding Sussex countryside close at hand.

A particularly appealing detached bungalow offering excellent accommodation, generous outside space, parking and garage, with further potential to adapt or improve if required, subject to the necessary consents. A rare opportunity to enjoy a peaceful home whilst having the convenience of Polegate's amenities and transport links quite literally on the doorstep.

Old Drive, Polegate

The Area
Old Drive is situated within an established residential area of Polegate, a popular East Sussex town ideally positioned near the coast and the South Downs. The town offers an excellent range of everyday amenities.

Polegate is particularly well placed for access to both countryside and coast. The nearby villages of Willingdon and Jevington provide easy access to the South Downs, with a wealth of footpaths, bridleways and beautiful countryside to explore. The stunning Sussex coastline is also within easy reach, with Eastbourne, Beachy Head, Birling Gap and the Seven Sisters all offering opportunities for walking, cycling and enjoying the great outdoors.

Eastbourne is just a short drive away and provides an extensive range of shopping, leisure and cultural facilities, including its famous seafront, beaches, theatres, restaurants and Sovereign Harbour. Brighton and Lewes are also readily accessible, making Polegate an excellent base for enjoying the wider Sussex area.

For commuters, Polegate railway station provides regular services towards Lewes, Brighton and London, whilst the A22 and A27 offer convenient road connections throughout East Sussex and beyond. Gatwick Airport is also accessible by road and rail.

The town benefits from a good selection of schools and community facilities, whilst its position on the edge of open countryside gives it a particularly attractive balance between convenience and lifestyle.