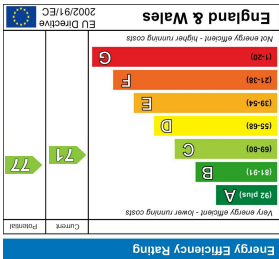
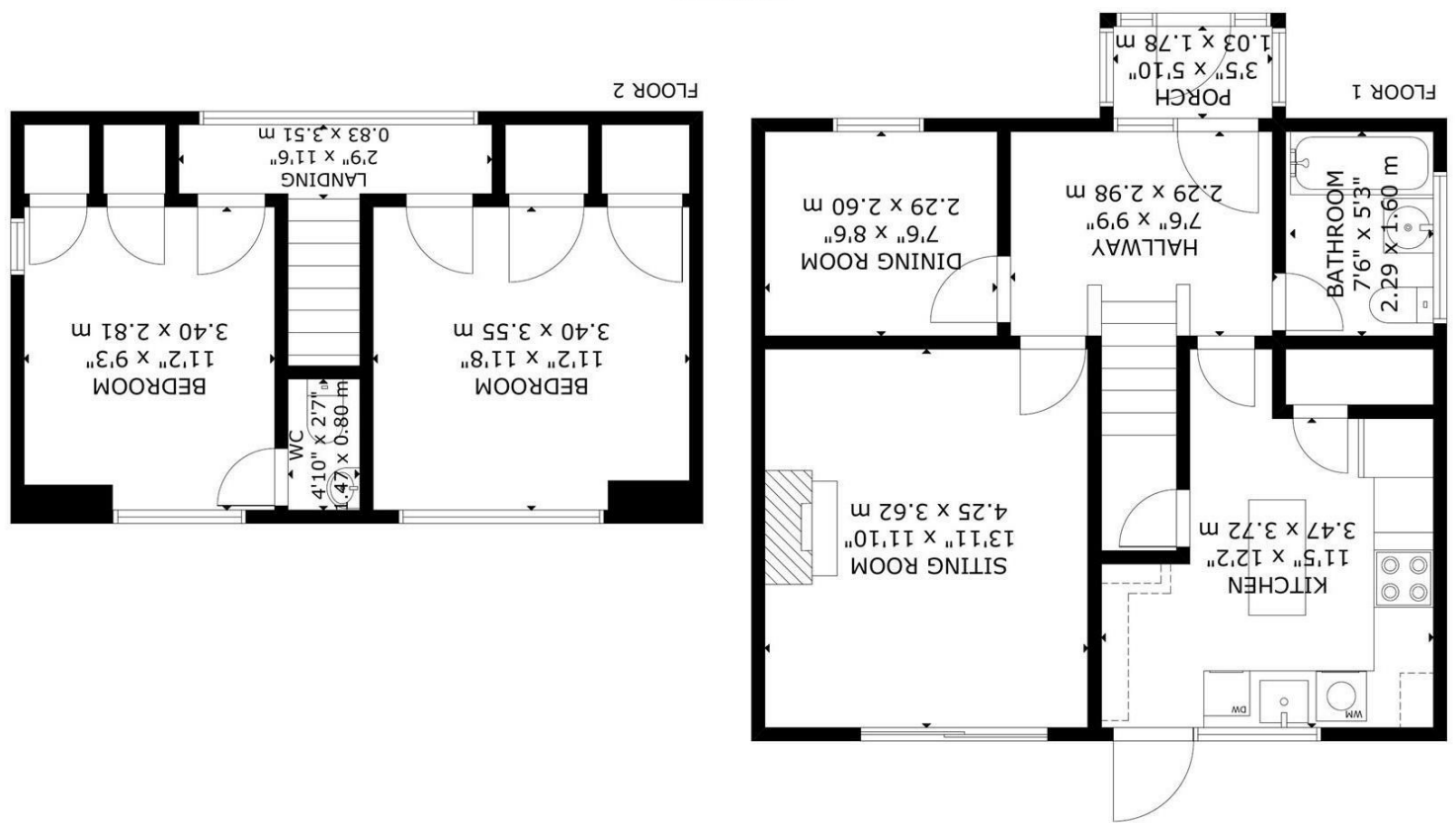


48 High Street | Polegate | East Sussex | BN26 6AG

GROSS INTERNAL AREA
TOTAL: 82 m²/886 sq ft
FLOOR 1: 50 m²/539 sq ft FLOOR 2: 32 m²/347 sq ft
EXCLUDED AREAS: PORCH: 2 m²/20 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



- Semi Detached
- Homely Feel
- Comfortable Lounge
- Kitchen/Breakfast Room
- Dining Rm/Bed 3
- G/F Bathroom/wc
- 2 Further Bedrooms
- En Suite wc
- 65' Rear Garden
- Long Driveway

£325,000

 0 GARAGE

Glynleigh Drive, Polegate

Glynleigh Drive, Polegate

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - 65' Rear Garden - Long Driveway - Comfortable Lounge - Kitchen/Breakfast Room - Dining Room/Bed 3 - G/F Bathroom/wc - 2 Further Bedrooms - En Suite wc - Excellent Storage Facilities - Gas c/h & Dbl glz - NO ONGOING CHAIN

Situated in a desirable and pleasant residential location, this spacious 2/3 bedroom semi-detached home occupies a generous plot with well proportioned gardens to both the front and rear, creating a welcoming home.

The accommodation features a comfortable lounge with a patio door opening directly onto the rear garden and provides plenty of natural light. The kitchen/breakfast room is fitted with an electric oven and hob and offers ample space for everyday dining. A separate dining room provides additional living accommodation and could easily be utilised as a third bedroom, complemented by the convenience of a ground floor bathroom/wc. To the first floor are two double bedrooms, both benefiting from built-in wardrobes. The dual aspect second bedroom is further enhanced by the addition of an en-suite wc.

A particular feature of the property is the exceptional outdoor space. To the front, a long driveway provides ample off road parking, while to the rear there is a delightful 65' garden, offering excellent space for families, gardening enthusiasts, and outdoor entertaining. NO ONGOING CHAIN

The property is situated approximately one mile from Polegate High Street, which offers a range of shops, medical centres, regular bus services, and a mainline railway station providing connections to Eastbourne, Brighton, and London Victoria. Additional bus services operate along Pevensey Road, where a convenience store is also located, while a Lidl supermarket can be found nearby at Dittons Road. The property is also well placed for access to The Cuckoo Trail, reached from the end of Levett Road, offering extensive countryside walking and cycling routes.



Glynleigh Drive, Polegate

Frosted double glazed front door into Porch with double glazed inner door to a Spacious Entrance Hall.

Lounge 4.21m x 3.58m (13'9" x 11'8")

Kitchen/Breakfast Room 3.41m excl door recess x 3.66m max narrowing to 2. (11'2" excl door recess x 12'0" max narrowing to 8')

Dining Room/Bedroom 3 2.60m x 2.30m (8'6" x 7'6")

Bathroom 2.31m x 1.67m (7'6" x 5'5")

Bedroom 1 3.59m x 3.46m (11'9" x 11'4")

Bedroom 2 3.47m x 2.78m (11'4" x 9'1")

En Suite WC

Outside
There is a good size open plan front garden mainly laid to lawn with a well stocked flower border having a variety of shrubs, further area of shingle, outside light and a Long Driveway.

Rear Garden 19.81m approx in depth (65' approx in depth)
There is a paved patio area, areas of lawn with well stocked flower borders having a variety of mature shrubs, plants and small trees, outside tap, side gate, shed, partly glazed store, further paved area at the end of the garden with some raised flower beds.

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 kitchen/breakfast room has matching wall and base units, two built-in storages cupboards - with one housing the fuse box and electric meter. There is a fitted Bosch electric oven and hob with extractor above, a separate breakfast bar and a wall mounted Glow-Worm gas fired boiler with adjacent programmer. The lounge has a stone fireplace with gas fire and a patio door to the rear garden. The thermostat is located in the spacious entrance hall, which has access to the dining room/bedroom three as well as the partly tiled bathroom, which also has a Mira wall shower. The first floor landing area has an eaves storage cupboard and bedroom one has two built-in wardrobes and an eaves cupboard. Bedroom two also has a built-in wardrobe as well as a built-in airing cupboard housing the hot water cylinder, access via a ladder to an insulated loft area and access to an en-suite wc.