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FLOOR 1

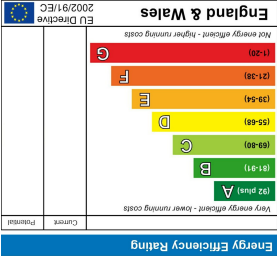
Conservatory: 12'7" x 11'10" (3.83 x 3.60 m)
 WC: 3'6" x 7'7" (1.07 x 2.30 m)
 Utility: 3'6" x 7'1" (1.07 x 2.15 m)
 Kitchen: 8'0" x 11'1" (2.45 x 3.42 m)
 Dining Room: 11'6" x 11'5" (3.51 x 3.48 m)
 Lounge: 11'6" x 11'7" (3.51 x 3.52 m)
 Hallway: 8'0" x 8'8" (2.45 x 2.63 m)
 Entrance Porch: 7'4" x 2'8" (2.23 x 0.81 m)
 Bedroom: 11'7" x 11'6" (3.53 x 3.50 m)
 Bedroom: 11'7" x 11'7" (3.53 x 3.53 m)

FLOOR 2

Landing: 3'4" x 10'7" (1.00 x 3.22 m)
 Bathroom: 4'11" x 8'1" (1.51 x 2.47 m)
 Shower Room: 2'7" x 5'1" (0.78 x 1.55 m)
 Bedroom: 8'0" x 6'11" (2.43 x 2.11 m)
 Bedroom: 11'7" x 11'7" (3.53 x 3.53 m)
 Bedroom: 11'7" x 11'6" (3.53 x 3.50 m)

Legend:
 - Stairs: Up/Down arrows
 - Door: Arc with swing direction
 - Window: Line with break symbol
 - Kitchen: Stove, sink, and unit symbols
 - Bathroom: Toilet, bath, and shower symbols
 - WC: Toilet symbol
 - Utility: Washing machine symbol
 - Conservatory: Glass roof symbol

Notes:
 - TOTAL: 108 m²/1163 sq ft
 - FLOOR 1: 64 m²/691 sq ft
 - FLOOR 2: 44 m²/472 sq ft
 - SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Freehold

archer
& PARTNERS

- 220' Rear Garden
- Older Semi Detached
- 2-Receptions
- Conservatory
- Sep Utility & Clks/wc
- Kitchen
- 3 Bedrooms
- Bath/wc & Sep Shwr
- Dbl Tandem Garage
- Ample Parking

Freehold

£385,000

 3 BEDROOM

 2 RECEPTION

 1 BATHROOM

 1 GARAGE

Sayerland Road, Polegate

Sayerland Road, Polegate

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - In Excess 220' Rear Garden - Double Tandem Garage - Ample Parking Areas - 2-Receptions - 3 Bedrooms - Conservatory/Sun Room - Utility & Sep Clks/wc - Kitchen - Bath/wc & Sep Shower rm - Gas c/h & Dbl glz

Situated on the edge of the favoured Sayerlands Estate in Polegate, this attractive 1930s built 3-bedroomed semi-detached home featuring a rear garden in excess of 220'. The property retains much of its original charm while providing well proportioned accommodation including two reception rooms, a bright conservatory/sun room and provides access to a useful utility and a separate cloakroom/wc and the kitchen includes a fitted oven and hob. There are three bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a family bathroom/wc and the added convenience of a separate adjacent shower room.

Externally, the property continues to impress with the front having a driveway providing off road parking. The delightful rear garden is a true highlight having many mature trees and established shrubs, large workshop and a lovey private area for entertaining and relaxing. In addition, there is access via Palma Close, to an extra parking area, ideal for those with a caravan or other vehicles, and a particular selling feature is the advantage of a double tandem garage.

The property is situated on the edge of the much favoured Sayerlands estate and is conveniently located within walking distance of Polegate Primary School at Oakleaf Drive and Polegate High Street, which has various shops, medical centres, bus services and mainline railway station connecting to Eastbourne, Brighton and London Victoria. Buses also pass along Hailsham Road and from nearby Cophall Farm Roundabout, is access to the A22 and A27. At the end of Sayerland Road, is a bridle path leading to The Cuckoo Trail and Abbotts Wood, which provides many countryside walks.



Sayerland Road, Polegate

Spacious Entrance Hall 2.69m x 2.42m (overall)
(8'9" x 7'11" (overall))

Lounge 3.49m x 3.38m (11'5" x 11'1")

Dining Room 3.49m x 3.49m max (11'5" x 11'5" max)

Conservatory/Sun Room 3.75m x 3.39m (12'3" x 11'1")

Utility Room

Downstairs Cloakroom/wc

Kitchen 2.43m x 2.40m (7'11" x 7'10")

Bedroom 1 3.48m x 2.76m (to fitted wardrobes)
(11'5" x 9'0" (to fitted wardrobes))

Bedroom 2 3.50m x 3.50m (11'5" x 11'5")

Bedroom 3 2.42m x 2.09m (7'11" x 6'10")

Bathroom 2.44m x 1.50m (8'0" x 4'11")

Separate Shower Room

Outside
The front has a brick paved Driveway providing Off Road Parking, area laid to slate chippings, well stocked flower borders with mature trees and established plants.

Rear Garden in excess of 67.06m (in excess of 220')
A lovely feature of the property is the delightful rear garden having various sections of paving, lawn and well stocked flower borders with many established

plants, flowers and mature trees, two sheds, outside tap, access at side to the front garden, large outhouse/store (approximately 5.50m x 2.50m or 18' x 8') with power and light. Further area with pergola is ideal for entertaining/relaxing. Another advantage is access from Palma Close to a spacious hardstanding providing Off Road Parking for another couple of vehicles and also leads to -

Double Tandem Garage 9.72m x 2.63m (31'10" x 8'7")
having an up-and-over door, power and light.

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

The front entrance porch houses the consumer unit and the spacious hallway has a telephone point and thermostat. There is a fire surround with electric fire in the lounge and from the conservatory/sun room is access to a separate utility room and separate cloakroom/wc, which has a Glow-Worm gas fired combi boiler. The kitchen has matching wall and base units with work surfaces and includes an integrated New World electric oven, gas hob with splashback and there is a built-in larder cupboard. From the first floor landing is access via a ladder to a part boarded loft. Bedroom one has an extensive range of fitted wardrobes and there is a main bathroom/wc with an adjacent separate shower room.