TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£330,000 - £340,000

Merrow, Dittons Road, Polegate, BN26 6HT

GUIDE PRICE £330,000 - £340,000
A well presented two bedroom detached bungalow set in stunning lawned gardens. Situated in Polegate, the High Street with its mainline railway station and shops is close by. The bungalow benefits from double glazing, an entrance porch, two double bedrooms one with access to the large conservatory, a refitted kitchen and shower room. The wonderful gardens provide a high level of seclusion and there is off road parking for several vehicles to the front. An internal inspection comes highly recommended.

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Main Features

- Detached Bungalow
- Two Bedrooms
- Lounge
- Double Glazed Conservatory
- Kitchen
- Shower Room/WC
- Secluded Rear Garden
- Driveway
- Double Glazing

Entrance
Double glazed front door to-

Porch
Tiled floor. Double glazed window. Inner door to-

Lounge/Diner
15'6 x 11'5 (4.72m x 3.48m)
Night storage heater. Open fireplace with marble surround and hearth. Double glazed window to front aspect. Door to-

Bedroom 2
11'9 x 11'5 (3.58m x 3.48m)
Currently used as a lounge. Feature fireplace with inset coal effect fire. Night storage heater. Double glazed windows to front and side aspects.

Bedroom 1
12'4 x 9'8 (3.76m x 2.95m)
Night storage heater. Fitted wardrobe. Double glazed window to side aspect. Double glazed patio doors to-

Conservatory
Double glazed ceiling with ceiling fan. Double glazed windows. Double glazed doors to garden.

Inner Hallway
Built in cupboard. Door to shower room. Door to-

Kitchen
13'2 x 10'2 (4.01m x 3.10m)
Fitted range of white wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob and electric oven. Space for upright fridge freezer. Space and plumbing for washing machine. Breakfast bar. Part tiled walls. Baxi room heater. Double glazed windows to rear and side aspects. Door to garden.

Shower Room/WC
White suite comprising of corner shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin. Tiled walls. Heated towel rail. Two frosted double glazed windows.

Outside
The wonderful rear garden is mainly laid to lawn with a high level of seclusion. There is a good size area of decking, mature trees, a wooden shed and gated side access.

Parking
A driveway provides off road parking.

COUNCIL TAX BAND = D

EPC = E

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.