

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Rye Close, Polegate, BN26 6LT

- ▼ 2 Bedroom Semi-Detached
- ▼ Large Driveway
- ▼ Landscaped Garden
- ▼ 2 Double Bedrooms
- ▼ Lounge/Diner
- ▼ Conservatory



**EPC RATING**

Current:  
89 | B

Potential:  
92 | A

**£350k - £375k**



## Rye Close, Polegate, BN26 6LT

A beautifully presented two-bedroom semi-detached bungalow, tucked away in a quiet cul-de-sac and conveniently located close to local shops and Polegate train station. Offering well-balanced accommodation and excellent additional space, this charming home is ideal for downsizers, professionals or those seeking single-storey living in a peaceful yet accessible setting. The accommodation comprises a welcoming entrance hall, a spacious lounge with direct access into a bright conservatory, creating an ideal space for relaxing or entertaining. The modern kitchen is well-proportioned and thoughtfully arranged. There are two good-sized bedrooms, including a generous principal bedroom with fitted wardrobes, and a second double bedroom. A contemporary shower room completes the internal accommodation. Externally, the property benefits from a generous driveway providing ample off-road parking. To the rear, there is an outbuilding incorporating a separate office space, perfect for home working, hobbies or additional storage. Situated in a sought-after residential location, this delightful bungalow combines quiet surroundings with excellent convenience, being just a short distance from everyday amenities and Polegate's mainline railway station, offering direct links to London and the coast.

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The Property  
Ombudsman

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LETTINGS



**BUNGALOW**  
81.1 sq.m. (873 sq.ft.) approx.



**TOTAL FLOOR AREA : 92.0 sq.m. (990 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**MAINTENANCE/SERVICE CHARGE: N/A**

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info@peteroliverhomes.co.uk

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