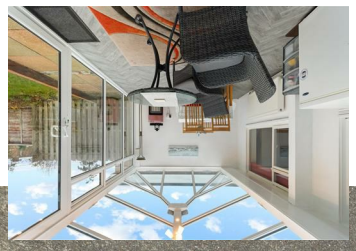
Freehold

£325,000

2 BEDROOM | 1 RECEPTION | 1 BATHROOM | 1 GARAGE





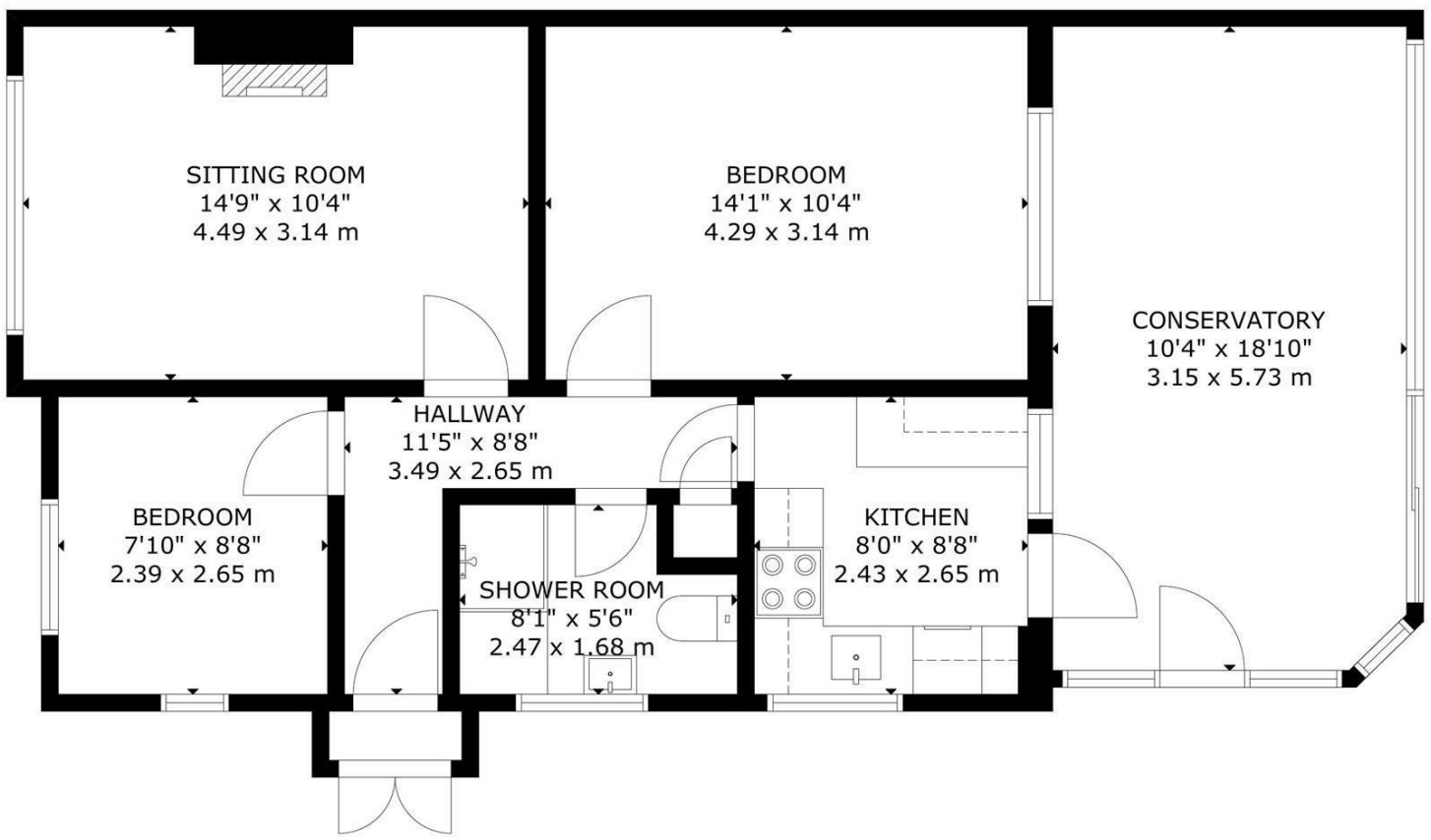


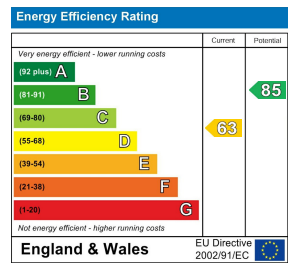


- NO ONWARD CHAIN
- 120' x 57' Rear Garden
- Backing Cuckoo Trail
- 18' x 10' Conservatory
- Comfortable Lounge
- Modern Kitchen
- 2-Bedrooms
- Shower Room/wc
- Good Size Drive
- Large Garage

archer & PARTNERS

Dover Road, Polegate





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 72 m²/775 sq ft
FLOOR 1: 72 m²/775 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Dover Road, Polegate

DESCRIPTION

READY TO MOVE IN - NO ONGOING CHAIN - Lovely 120' x 57' (approx) Rear Garden - Backs Onto Cuckoo Trail - 18' x 10' Conservatory - Modern Kitchen & Shower Room - Lounge - 2-Bedrooms - Spacious Drive - Large Garage

A tastefully presented two bedroomed semi-detached bungalow enviably positioned in a sought after location backing directly onto the tree lined Cuckoo Trail having a superb 120' x 57' approx rear garden.

The property offers bright and well planned accommodation being tastefully decorated to create a welcoming home. A particular feature is the impressive 18' x 10' double glazed conservatory providing an excellent additional living space and enjoys a lovely outlook of the delightful rear garden. The comfortable and bright lounge benefits from a pleasant southerly aspect with distant views of the South Downs and there is a modern and well arranged fitted kitchen, to include an integrated electric oven with hob. Bedroom one is of generous size whilst the second bedroom has a dual aspect, offering flexibility for guests, home working or hobbies and in addition, there is a nicely fitted shower room/wc. The property also has gas fired central heating with combi boiler, double glazing and externally, the front of the property provides a good size driveway leading to a large garage, which is has an electric door. The rear garden is a standout feature, beautifully proportioned and backing directly onto the scenic Cuckoo Trail, creating a wonderful sense of space, privacy and a semi rural outlook.

Dover Road is located on the northern outskirts of Polegate within approximately 3/4 of a mile of the High Street, which has various shops, medical centres and a mainline railway station. Bus services also pass along nearby Pevensey Road, where there is a convenience store and from the end of Levett Road, is access to The Cuckoo Trail, providing many countryside walks and cycling routes.













Dover Road, Polegate

Side entrance into small porch with part double glazed inner door to an L-shaped Hallway.

Lounge 4.49m x 3.15m (14'8" x 10'4")

Kitchen 2.63m x 2.34m (8'7" x 7'8")

Conservatory 5.63m x 3.14m (18'5" x 10'3")

Bedroom 1 4.19m x 3.15m (13'8" x 10'4")

Bedroom 2 2.65m x 2.42m (8'8" x 7'11")

Shower Room 2.48m max x 1.69m (8'1" max x 5'6")

Outside
The front garden has been designed for ease of maintenance and is laid to shingle providing a further area for Off Road Parking. There is a good size Driveway leading to -

Garage 5.45m x 2.25m (17'10" x 7'4")
(approximate internal measurements) electric up-and-over door, door to rear garden, power & light.

Rear garden 35.66m depth x 17.37m width (117' depth x 57' width)
(measurement taken from conservatory). This is a lovely feature of the property, which backs onto the tree lined Cuckoo Trail, being mainly laid to lawn with well stocked flower borders having a variety of mature shrubs and flowers, decking area, shed and side gate.

Council Tax
The property is in Band B. The amount payable for 2025-2026 is £2,042.74. This information is taken from voa.gov.uk

The electric meter cupboard, housing the consumer unit, is located in the hallway as well as the digital thermostat. The comfortable lounge enjoys a bright southerly aspect with distant views of The South Downs and has a modern fire surround with a Dimplex electric fire. Kitchen is tastefully fitted with matching wall and base units and includes a Samsung electric oven, ceramic electric hob and plumbing for a washing machine and slimline dishwasher. There is also access via a fitted ladder to the part boarded and insulated loft with light and houses the Biasi gas fired combi boiler. There is access from the kitchen to a superb double glazed conservatory, with pitched roof and enjoys a delightful outlook of the rear garden. Bedroom one is a double size and the second bedroom has a bright double aspect. The shower room has a modern white suite consisting of a large shower with a thermostatically controlled wall shower.