



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



new
instruction



Clement Lane, Polegate, BN26 5DR

Freehold | Bungalow - Detached | 2 Bedrooms

Set within a small cul de sac is this modernised two bedroom bungalow that has a southerly facing garden, off road parking and a garage. Having been the subject of comprehensive refurbishment the property now affords modern kitchen with integrated appliances, shower room and neutral decor. The solid roof conservatory with access onto the landscaped rear garden is a notable feature. Offered to the market with no onward chain.

FOR SALE
FREEHOLD
£365,000

Location

Tucked away in the cul de sac this bungalow is perfectly located for those that don't wish to be too far from amenities. Polegate High Street with its selection of shops, cafes and facilities is within walking distance. The train station is also on the High Street and only half a mile from the property. Eastbourne's promenade and beach are within easy reach either by train, bus or car. The town is host to year round events including Airbourne, International Tennis Tournament and vintage car rallies.

Approach

To the front of the property there is a paved off road parking area which in turn leads to the single garage. To the side of the driveway is a raised bed with a selection of plants and shrubs.

Hallway

The double glazed door opens into the entrance space which has coy mat and carpet. There are two storage cupboards that have shelving and a hanging rail. Loft hatch, pendant lighting, powerpoints coving and radiator. There is also a ceiling mounted air re circulation vent.

Living Room 13'11" x 11'11" (4.25 x 3.65)

A lovely dual aspect reception space complete with gas fireplace, dado rail and coved ceiling. Pendant and wall lighting, radiator, powerpoints and carpet.

Bedroom One 11'5" x 10'0" (3.48 x 3.06)

Fitted with 3 double door wardrobes, which have hanging rails and shelving. Double glazed window to the front aspect, carpet, radiator and powerpoints. Coved ceiling with pendant light.

Bedroom Two 10'6" x 8'11" (3.21 x 2.72)

The double glazed window affords views over the rear garden. Pendant light, powerpoints, coved ceiling, pendant light and radiator.

Shower Room 6'3" x 5'4" (1.92 x 1.65)

A recently refurbished room with modern fixtures and fittings, including stone effect shower boards, glazed screen and height adjustable thermostatic shower. Toilet, basin set over storage cupboard and mirror above. Double glazed window with obscured glass, extractor and inset ceiling spotlights. Chrome ladder radiator and vinyl flooring complete the fittings.

Kitchen 12'9" x 8'10" (3.91 x 2.71)

A beautifully appointed kitchen complete with integrated appliances and white gloss cabinetry. The appliances include double oven, four ring gas hob with concealed extractor over, fridge freezer, washing machine and dishwasher. There is a complementary stone effect worktop with one bowl stainless steel sink with mixer tap and drainer. Tiled splashback. Two

double glazed windows with views over the rear garden. Ceiling lighting, laminate flooring and radiator. Larder style cupboard which houses the Worcester boiler.

Conservatory 13'1" x 9'3" (4 x 2.82)

A glazed door opens from the kitchen into the conservatory, which is glazed to three sides and has a solid roof. Wall lighting, floor mounted powerpoints, electric heater and carpet. Double glazed patio doors open out to the southerly facing garden.

Rear Garden

The landscaped space has a paved patio area which is perfect for alfresco dining and relaxing. Two steps lead up to the lawn area which is bordered by wooden fencing and an array of plants. There is side access with a gate and the other side providing access to the rear door of the garage.

Garage 16'1" x 8'0" (4.92 x 2.45)

A single garage with electric door.

Additional Information

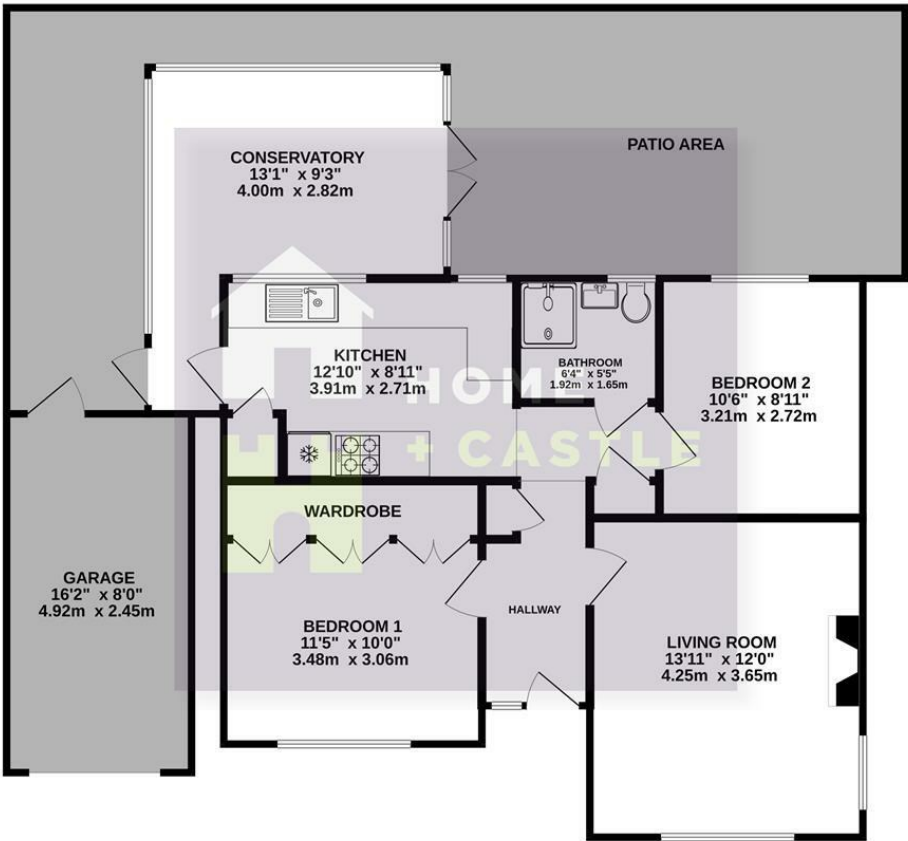
EPC Rating: D

Council Tax Band: C - Wealden

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

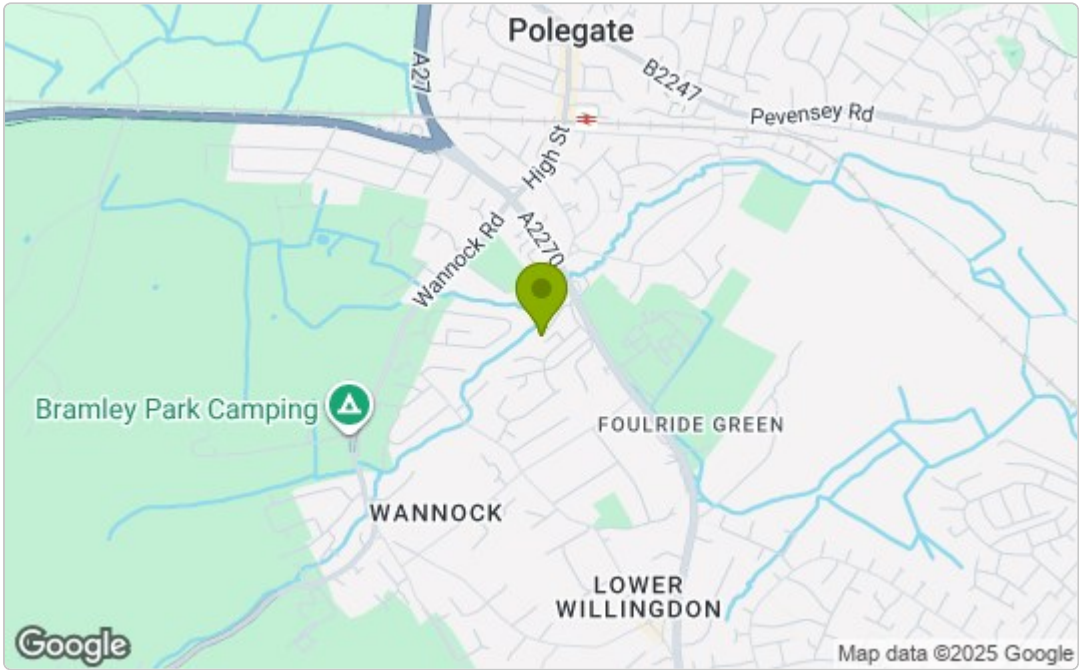
Floor Plan

DETACHED BUNGALOW
748 sq.ft. (69.5 sq.m.) approx.

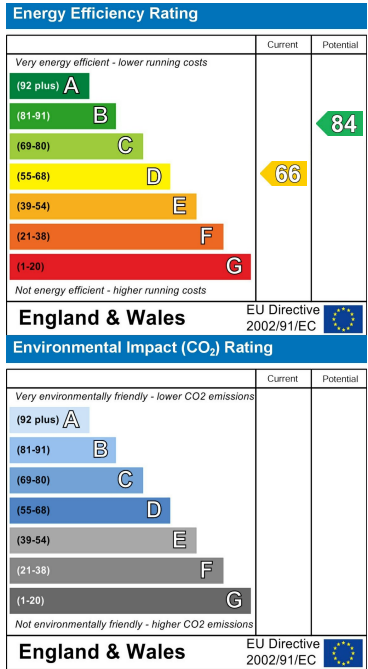


Area Map

2 BEDROOM DETACHED BUNGALOW
TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.