



HOME + CASTLE
ESTATE AGENTS

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**VIEWING HIGHLY
RECOMMENDED**



new
instruction



Southern Avenue, Polegate, BN26 6EZ

Freehold | Bungalow - Semi Detached | 2 Bedrooms

A beautifully presented two bedroom bungalow that has off road parking and no onward chain. The well maintained accommodation affords two double bedrooms, shower room, living room, kitchen and a small conservatory. The low maintenance and southerly facing rear garden is a particular feature of this home. Polegate train station and High Street is within walking distance and offers an array of shops and amenities as well as transport connections.

FOR SALE
FREEHOLD
£275,000

Location

Southern Avenue is within close proximity to Polegate's High Street and train station. Ideal for those needing to be close to facilities and transport connections. The historic Cuckoo Trail is also nearby and offers scenic walks.

Approach

The front garden is mainly laid to block paving, allowing off road parking for several vehicles. There's also an array of shrubs and plants offering a splash of colour.

Hallway

A double glazed uPVC door opens into the hallway which has carpet, radiator, ceiling light and loft hatch.

Living Room 12'2" x 9'3" (3.72 x 2.82)

Double glazed window to the front aspect, picture rail, carpet, powerpoints and ceiling light. Archway through to;

Kitchen 7'8" x 7'2" (2.35 x 2.19)

Fitted with a range of wall and floor units finished with wood effect cabinetry and complementary stone effect worktop. Stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring gas hob with concealed extractor over. Space for fridge freezer. Wall mounted Glow Worm boiler. Vinyl flooring, ceiling light and powerpoints.

Conservatory/Utility

Double glazed windows to two sides with views over the garden and a double glazed door allowing external access. Space and plumbing for a washing machine. Vinyl flooring and lighting.

Bedroom One 10'11" x 9'5" (3.35 x 2.88)

Double glazed window to the front aspect, radiator, carpet, picture rail, ceiling light and powerpoints.

Bedroom Two 10'11" x 9'5" (3.33 x 2.88)

Double glazed window overlooking the rear garden. Ceiling light, picture rail, carpet and powerpoints.

Shower Room 7'8" x 5'0" (2.35 x 1.53)

Double shower cubicle with glazed sliding door and electric shower. Vanity unit with basin, mixer tap and storage cupboard beneath. Further wall mounted mirrored cabinet over. Toilet, vinyl flooring, fully tiled walls, extractor and inset ceiling spotlights. Double glazed window with obscured glass.

Rear Garden

Large paved patio area which has a pathway leading to the the wooden shed. Flower beds and wooden close board fencing.

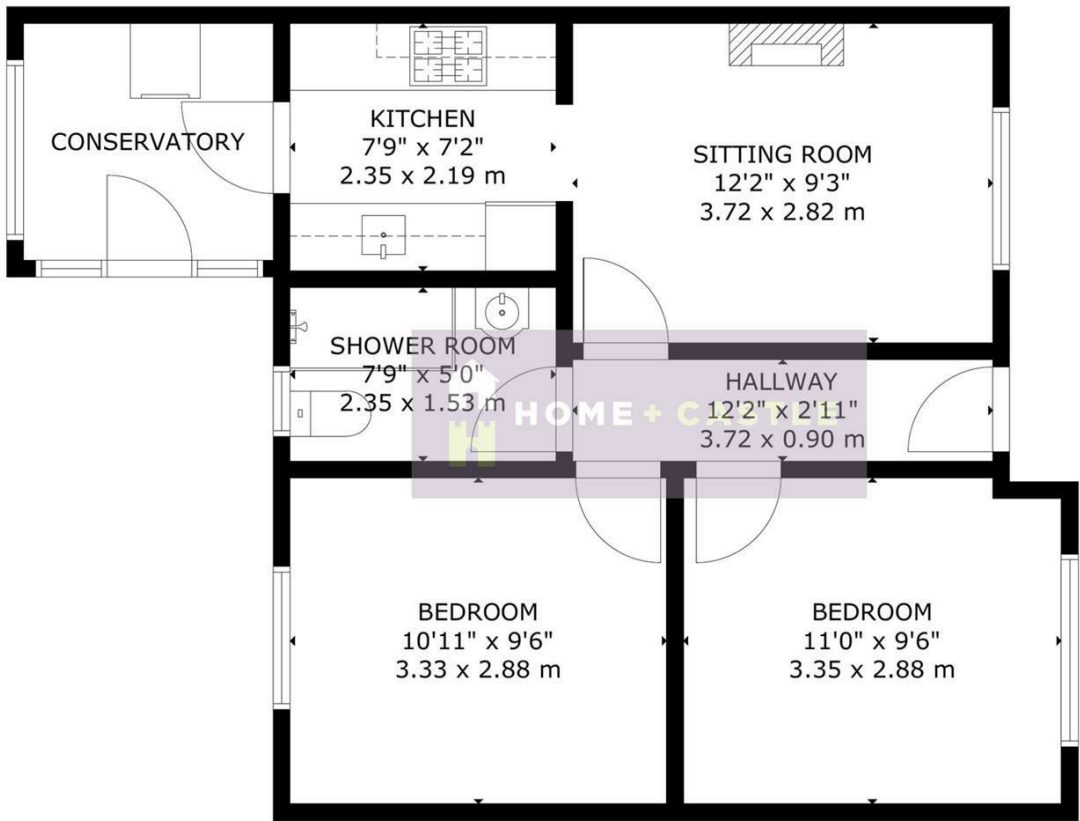
Additional Information

EPC Rating: C

Council Tax Band: B

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.

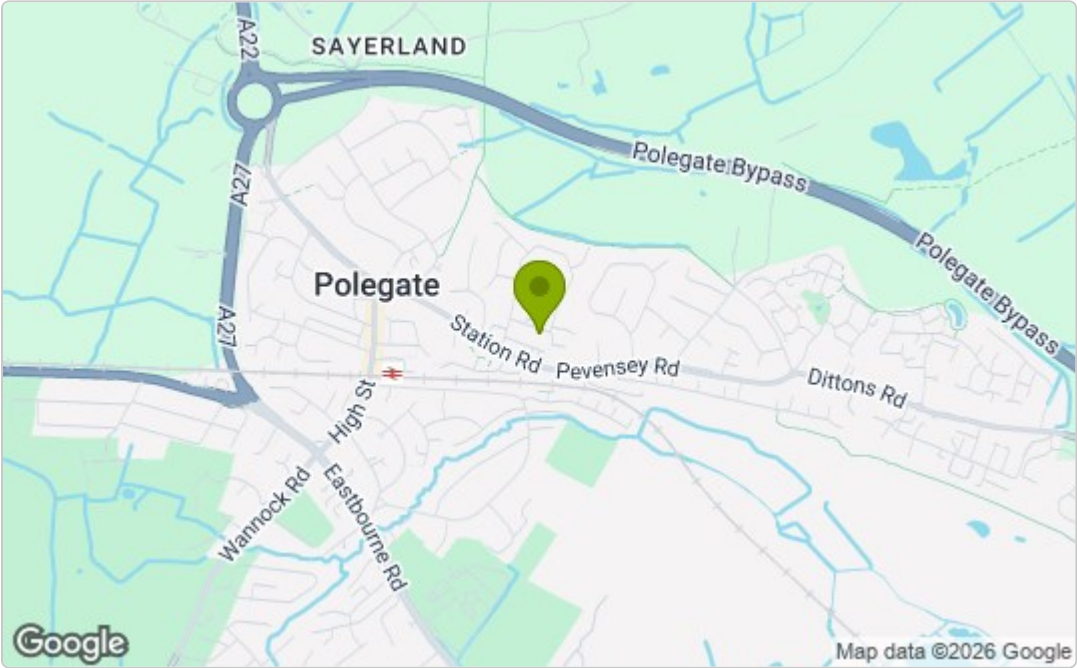
Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 45 m²/480 sq ft
FLOOR 1: 45 m²/480 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



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.

Energy Efficiency Graph

