



HOME + CASTLE
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**VIEWING HIGHLY
RECOMMENDED**

**new
instruction**



Farmlands Way, Polegate, BN26 5LT

Freehold | Bungalow | 1 Bedrooms

This chain free terraced bungalow, is a rare opportunity to acquire a one bedroom freehold property. It is in the popular Wannock/Polegate border and is close to the Farmland shops. It also offers convenient access to main bus routes nearby. The one bedroom bungalow offers cosy accommodation and a secluded rear garden. Viewing is highly recommended.

FOR SALE
FREEHOLD
£200,000

Location

The property is in a favourable location being a 5 minute drive to Polegate High Street which is host to local amenities as well as Polegate Train Station with direct links into Lewes, Brighton and London Victoria.

Approach

The front garden has an array of shrubs and a small lawn area with a stoned pathway leading to the front door.

Hallway

Upvc front door, carpet, coir matting, loft hatch, storage heater and spotlight.

Living Room 13'9" x 9'10" (4.2 x 3.0)

Carpet, storage heater, double glazed window overlooking front aspect, pendant light, power points, tv point and wall lights.

Kitchen 9'10" x 5'6" (3.0 x 1.7m)

Wooden cabinetry wall, floor and drawer units. Space for under counter fridge/ freezer, electric oven and hob with concealed extractor fan over. Part tiled walls, power points, sink and drainer with mixer tap. Window overlooking the rear garden, pendant light, tiled flooring and uPVC door to garden.

Bathroom 6'2" x 5'6" (1.9 x 1.7)

Walk in shower with Aqualisa shower unit, sink, W.C. Double glazed obscured glass window, storage heater, tiled flooring, heated towel rail and inset ceiling spotlights.

Bedroom 13'1" x 8'6" maximum of (4.0 x 2.6 maximum of)

Carpet, built in storage cupboard housing Imersion tank, power points, storage heater, window to the rear garden, pendant light,

Rear Garden

Patio area with side gate to covered walkway, lawn with shrubs surrounding and brick built shed.

Additional Information

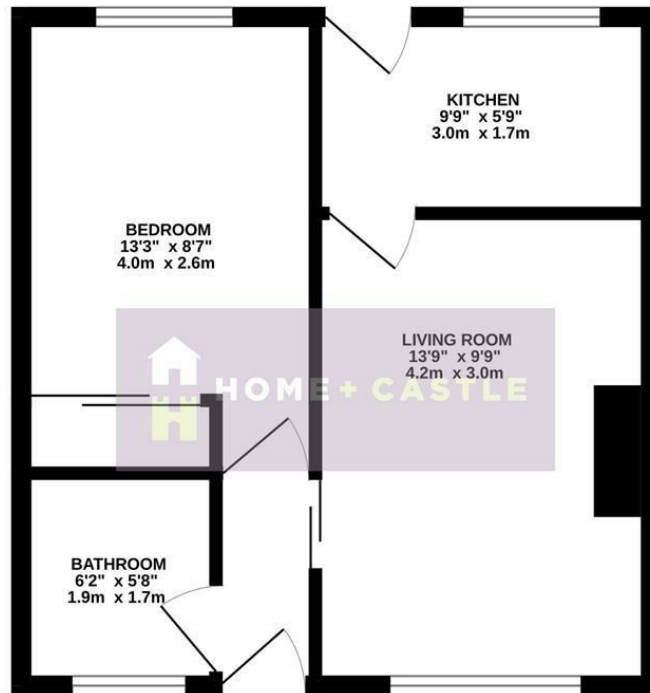
EPC Rating: E

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

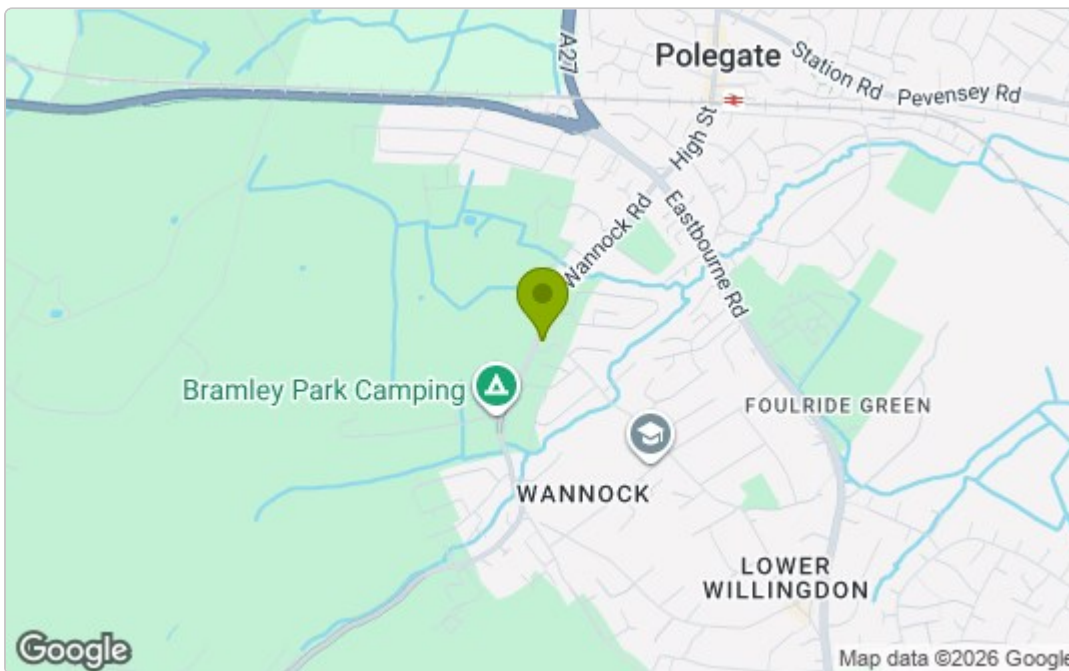
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



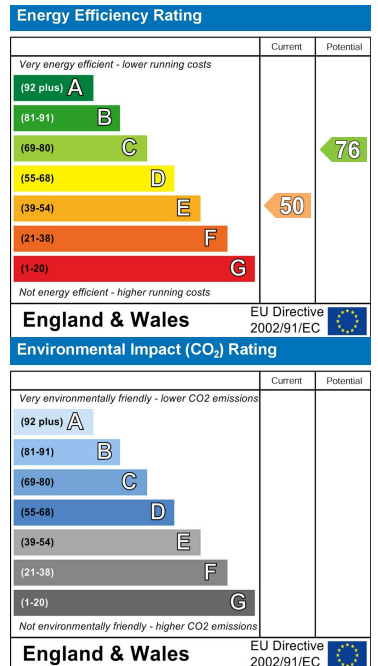
TOTAL FLOOR AREA : 352 sq.ft. (32.7 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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