



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



VIEWING HIGHLY
RECOMMENDED



West Close, Polegate, BN26 6EG

| Bungalow - Semi Detached | 2 Bedrooms

Home & Castle are delighted to present this 2 bedroom semi-detached bungalow to the market. This property benefits from off road parking for multiple vehicles, garage with access from the rear as well, 2 bedrooms, large living room, large kitchen with built in appliances such as oven, hob, dishwasher, fridge and freezer (some of these items are subject to a white goods letter, Please ask for more details). Within walking distance to Polegate train station and High Street with local amenities close by.

TO LET

£1,400 PCM

Driveway and approach

The front of the property is mainly laid with pea-beach shingle with a paved driveway to the garage and path to the front door. wall mounted outside light and white uPVC frosted double glazing front door with door bell. Side gate to the back garden

Front garden

Bordered to the front by a low brick wall, the front garden is low maintenance, mainly pea-beached with mature shrubs along the front and side borders.

Entrance hall

The double glazed front door opens to the hallway with real wood flooring, freshly painted cream painted walls, light switch, smoke alarm, ceiling pendant, heating thermostat controls, radiator, loft (partly boarded) with ladder, ample power points.

Living Room 16'11" into bay x 11'8" (5.16m into bay x 3.57m)

A beautifully presented room with double glazed bay window overlooking the front garden, the living room has been freshly painted in neutral tones with fitted carpet, radiator, wall lights, ceiling pendant light, wall mounted fireplace (decorative only). The bay window has been fitted with wooden Venetian blinds.

Kitchen/breakfast room 13'2" x 11'9" (4.03m x 3.59m)

A spacious and modern kitchen/breakfast room with a range of matching wall and base units in high gloss white, with contrasting work surfaces. Neutral decor with bespoke tiling and pale slate effect laminate flooring. Built in cooker with induction hob, electric extractor hood, dishwasher and fridge-freezer (** see note below).Stainless steel sink and drainer with mixer tap. Triple aspect double glazed windows to the front, side and rear floor the room with natural light. Ceiling light with directional spots, wall mounted boiler.

Bedroom 1 11'7" x 9'11" (3.54m x 3.04m)

Sitting at the front of the property, this double bedroom benefits from a large double glazed window looking out over the front garden.

Freshly painted cream walls, fitted carpet, radiator, power points, ceiling pendant, chrome curtain rail, fitted net curtains and double glazed window to the front.

Bedroom 2 9'8" x 7'11" (2.97m x 2.42m)

Second bedroom at the rear of the property. Freshly painted cream walls with fitted carpet, radiator, power points, light switch, ceiling pendant, chrome curtain rail with fitted curtains, curtain tie back with hook and double glazed sliding patio doors to the rear garden.

Bathroom 6'1" x 5'7" (1.87m x 1.72m)

Wood effect vinyl flooring, solid wooden door with lock, white suite comprising a 'P' shaped bath with curved shower screen, mixer taps with shower attachment and second wall mounted shower, white pedestal sink and

toilet. Chrome towel rail, chrome wall mounted toilet roll holder, mirrored bathroom cabinet. Neutral decor with part tiled walls, extractor fan and double glazed obscured window.

Rear Garden

Private patio area - not overlooked - with two sections of raised flower beds, rotary washing line, wall mounted outside light, water butt, outside tap with hose, electric and gas meter boxes and gate leading to the front. Side door to the garage.

Garage

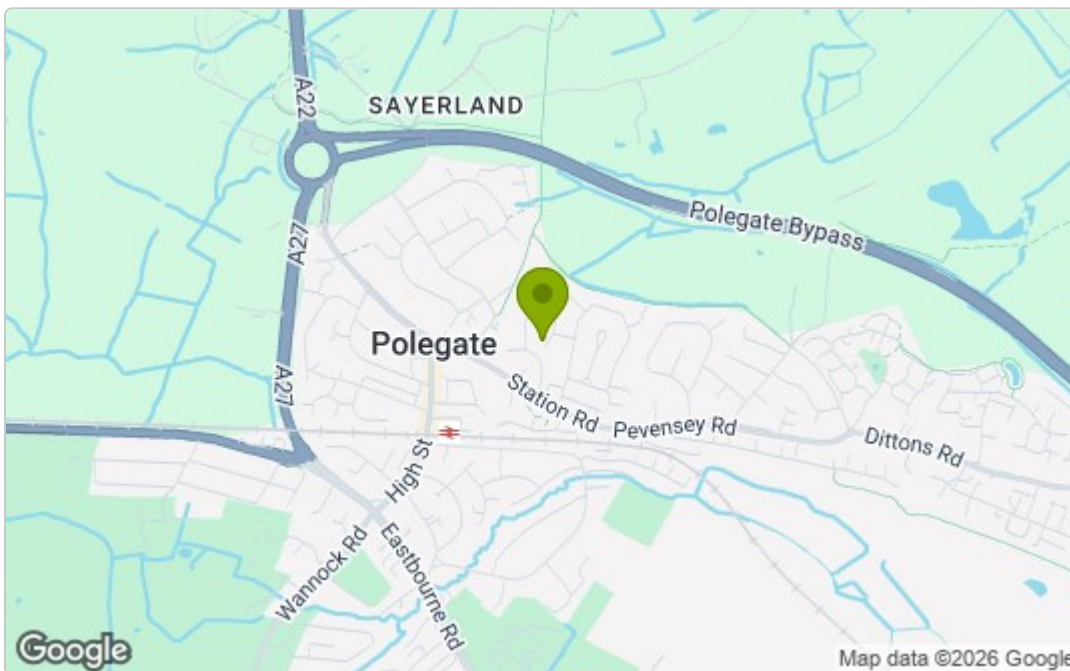
Double glazed door leading in from the rear garden, concrete flooring, power points, double glazed window to rear, fitted cupboards with work top, ceiling light, double glazed window to side, white up and over garage door.

Kitchen appliances

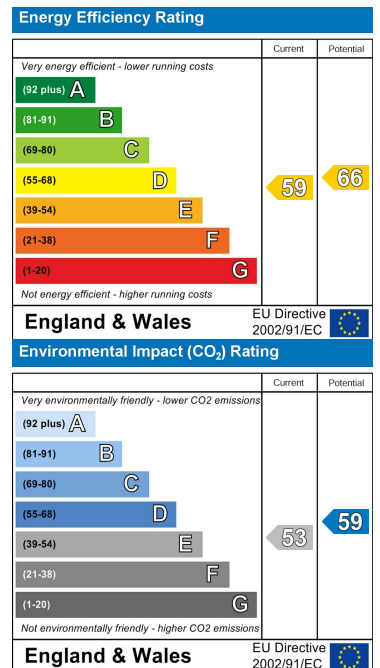
Some or all kitchen appliances will be subject to a white goods letter - please ask for further details.

Floor Plan

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.