



OAKFIELD



Western Avenue, Polegate, BN26 6EP

Asking Price £300,000



## Western Avenue, Polegate, BN26 6EP

Having been extensively refurbished by the current owner, this beautifully presented two double bedroom semi-detached bungalow is ready to move straight into and offers stylish, modern living throughout.

The accommodation comprises a bright and welcoming living room, a contemporary fitted kitchen finished to a high standard, two generous double bedrooms, and a modern family bathroom. Every room has been thoughtfully updated, creating a home that perfectly combines comfort with practicality.

Externally, the property benefits from off-road parking to the front and a private rear garden, providing the perfect space for relaxing, entertaining, or enjoying the warmer months.

Situated in a popular residential location within Polegate, the property is conveniently positioned close to local shops, amenities, excellent transport links, and Polegate's mainline railway station, making it an excellent choice for commuters, downsizers, or first-time buyers alike.

Finished to an exceptional standard throughout, this superb bungalow offers buyers the opportunity to purchase a truly turnkey home where all the hard work has already been done. Early viewing is highly recommended.





### Living Room

12'0" x 9'3" (3.683 x 2.824)

### Kitchen

16'0" x 7'2" (4.879 x 2.187)

### Bedroom One

11'2" x 9'4" (3.423 x 2.852)

### Bedroom Two

10'9" x 9'4" (3.301 x 2.845)



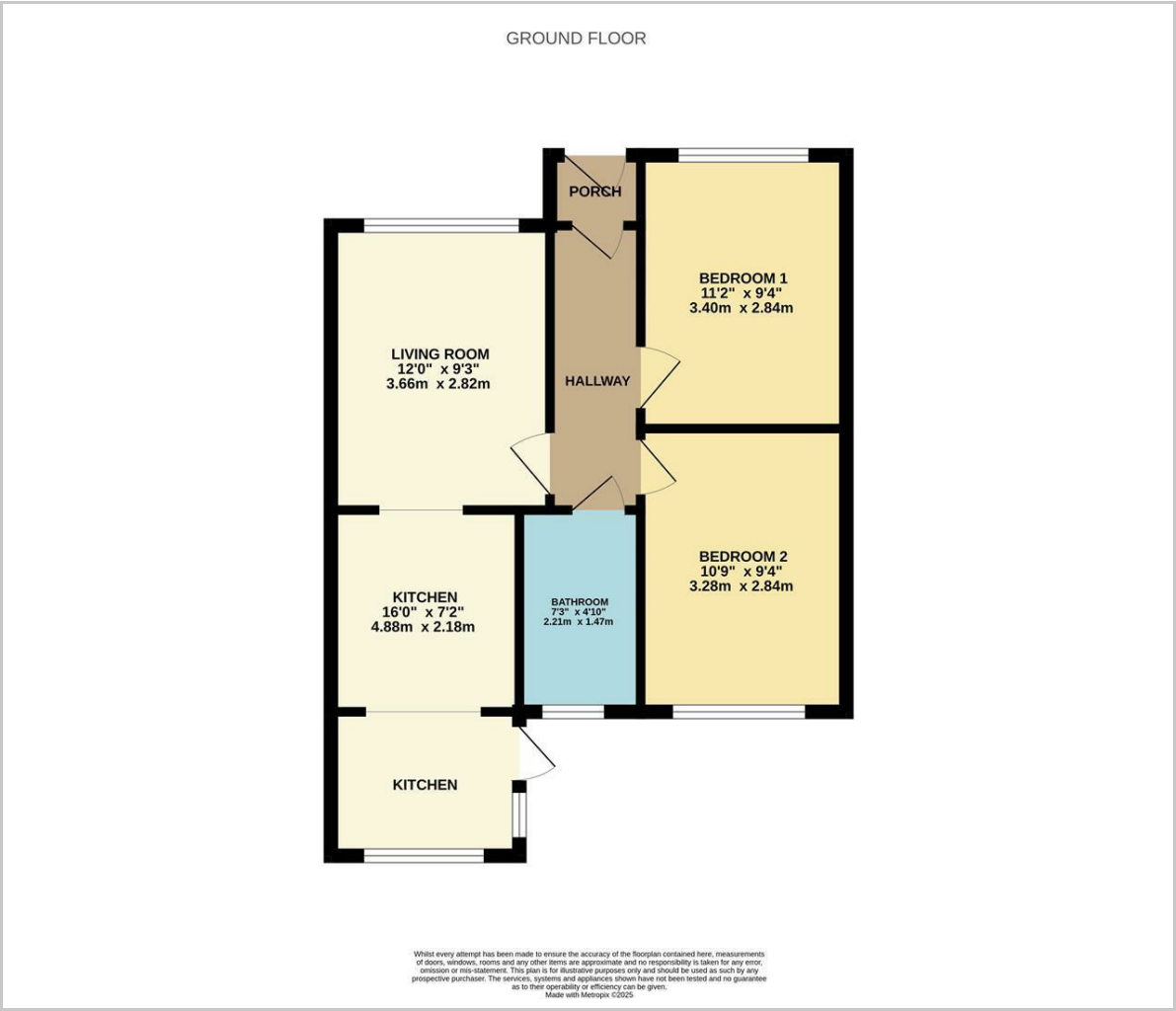
### Bathroom

7'3" x 4'10" (2.233 x 1.496)

**Council Tax Band C - £2,425.27 Per Annum**



Floor Plan

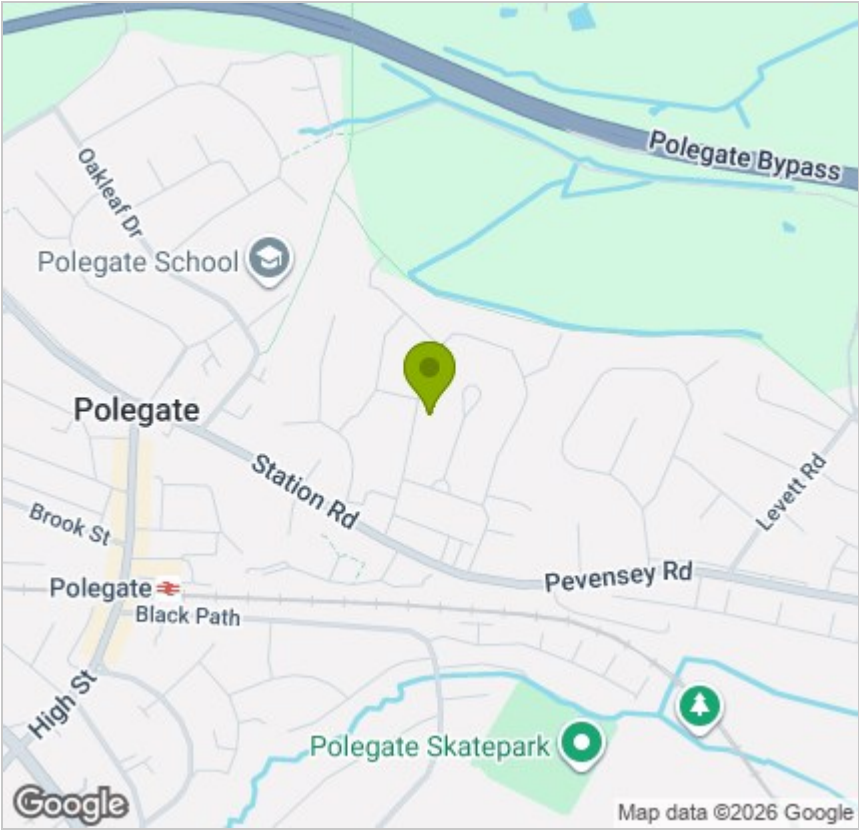


Viewing

Please contact us on 01323 723 500  
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

