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est. 1978

Taylor Engley



67 Southfield, Polegate, East Sussex, BN26 5LY
Guide Price £315,000 Freehold

An opportunity arises to acquire this THREE BEDROOMED MID TERRACED HOME, located in the Polegate area. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazing. Features include a spacious open plan living room and kitchen and a rear garden that extends to approximately 78ft in depth.



The property is located in Polegate being approximately three quarters of a mile from Polegate High Street and mainline railway station. Schools for most age groups within the nearby Lower Willingdon area are within walking distance and bus services serve the local area. Eastbourne's town centre which offers a comprehensive range of shopping facilities seafront and theaters is approximately five miles distant.

*** POPULAR POLEGATE AREA * IDEAL FAMILY ACCOMMODATION * OPEN PLAN LIVINGROOM/KITCHEN * THREE BEDROOMS * BATHROOM * REAR GARDEN EXTENDING TO APPROXIMATELY 78FT * GAS FIRED CENTRAL HEATING * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Living Room Open Plan To Kitchen

Living Room Area

17'9 max x 16'6 max (5.41m max x 5.03m max)
(L' shaped room - maximum measurements provided)

Through room with outlook to front and rear, wall mounted electric fire, two radiators.

Kitchen Area

16'6 max x 7'4 max (5.03m max x 2.24m max)
(Maximum measurements include depth of fitted units)

Single drainer one and a half bowl stainless steel sink unit, range of base and wall mounted cupboards, Lamona electric oven, Lamona four burner gas hob with extractor fan over, space and plumbing for washing machine, work surface with tiled splash back, Worcester gas fired boiler, radiator, cupboard recess with window to front, door to porch and door to rear garden.

Stairs from hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

16'8 x 8'7 max (5.08m x 2.62m max)
(8'7 max reducing to 6'7)

Through room with outlook to front and rear, two built-in wardrobe cupboards, radiator.

Bedroom 2

11'11 x 8'7 (3.63m x 2.62m)

Built-in wardrobe cupboard, radiator, outlook to front.

Bedroom 3

9'9 max x 7'8 (2.97m max x 2.34m)
(8'5 max reducing to 7'8)

Radiator, outlook to rear.

Bathroom

Shaped bath, shower screen, pedestal wash hand basin, low level wc, chrome effect electric heated towel rail, tiled walls, downlighters, window to rear.

Outside

Front Garden

Mainly laid to gravel.

Rear Garden

Rear garden considered to be a feature of the property, extending to approximately 78ft in depth, laid mainly to lawn with mature tree and some shrubs.

COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

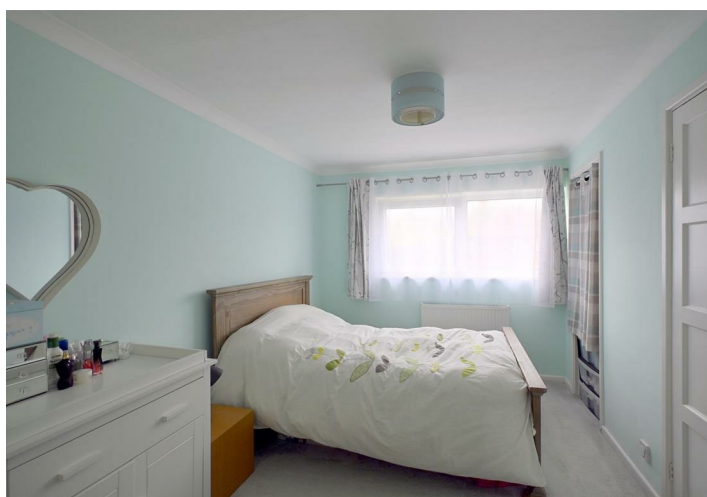
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

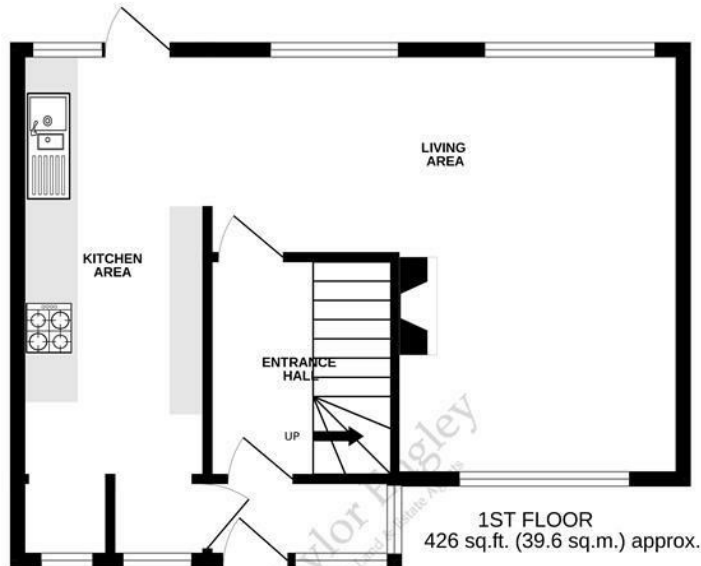
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

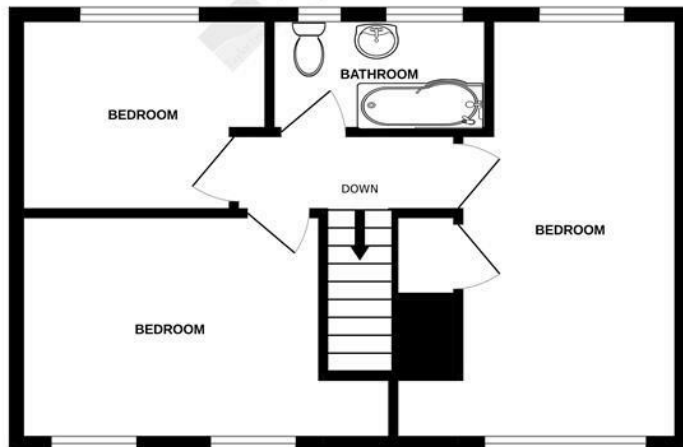
All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



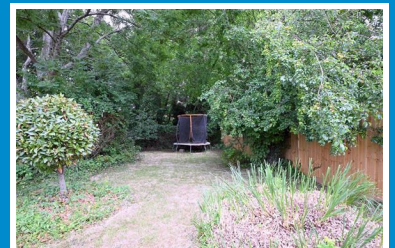
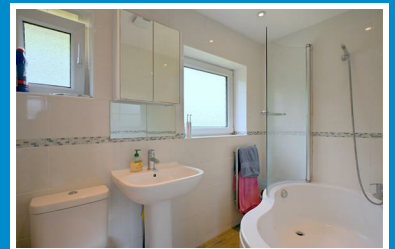
1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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