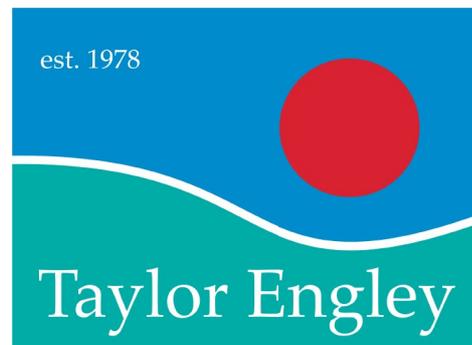


Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



9 Victoria Close, Polegate, BN26 6BZ
Chain Free £285,000 Freehold

An opportunity to purchase this WELL PRESENTED TWO DOUBLE BEDROOMED SEMI DETACHED BUNGALOW, in this favoured Polegate location. The property benefits from gas fired central heating with the installation of a new gas combi boiler January 2025, sealed unit double glazing, modern kitchen and bathroom and is considered in good decorative order throughout. Additionally the property offers on site garage with driveway parking for several vehicles and corner plot gardens to rear. EPC = D



The property is situated within close proximity to local shops and amenities in Polegate High Street with its mainline railway station serving Brighton and London Victoria. Eastbourne Town Centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately five miles distant.

* ENTRANCE HALL * LIVING ROOM * MODERN KITCHEN * TWO BEDROOMS * BATHROOM/WC * ON SITE GARAGE * DRIVEWAY PARKING FOR SEVERAL VEHICLES * CORNER PLOT GARDENS * CHAIN FREE * GAS FIRED CENTRAL HEATING * UPVC SEALED UNIT DOUBLE GLAZED *



The accommodation

Comprises:

ENTRANCE HALL

With radiator, spacious hatch to insulated loft with retractable loft ladder,

LIVING ROOM

16'0 into bay x 10'7 into chimney recess (4.88m into bay x 3.23m into chimney recess)

Upvc bay window to front, double radiator, feature fireplace surround with inset gas fire (untested) television aerial point.

KITCHEN

11'5 x 7'5 (3.48m x 2.26m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset one and a half bowl single drainer stainless steel sink unit with mixer taps. Built-in electric oven and four burner hob, space and plumbing for washing machine, fridge freezer, chrome heated towel rail. Ideal Halo Combi boiler (installed 2025) for the provision of gas fired central heating, and domestic hot water.

BEDROOM ONE

10'8 x 10'7 (3.25m x 3.23m)

Upvc windows to rear, radiator, coved ceiling.

BEDROOM TWO

11'3 x 7'7 (3.43m x 2.31m)

Upvc windows to rear and side, radiator.

BATHROOM/WC

7'6 x 6'4 (2.29m x 1.93m)

With a white suite comprising panelled bath with mixer taps and shower attachment over, pedestal hand wash basin, low level wc, extractor, chrome heated towel rail, upvc obscure windows to side.

ON-SITE GARAGE

16'0 x 8'4 (4.88m x 2.54m)

With up and over door, power and light, personal access door to side.

DRIVEWAY PARKING

Driveway parking for several vehicles.

CORNER PLOT GARDENS

Attractive corner plot gardens with a south westerly aspect with lawned areas to front, side and rear interspersed with mature shrubs and trees enclosed with close boarded fencing to sides and rear.

COUNCIL TAX BAND:

Council Tax Band 'C' - Wealden District Council

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 ENGLEBY.

BROADBAND AND MOBILE PHONE CHECKER:

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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