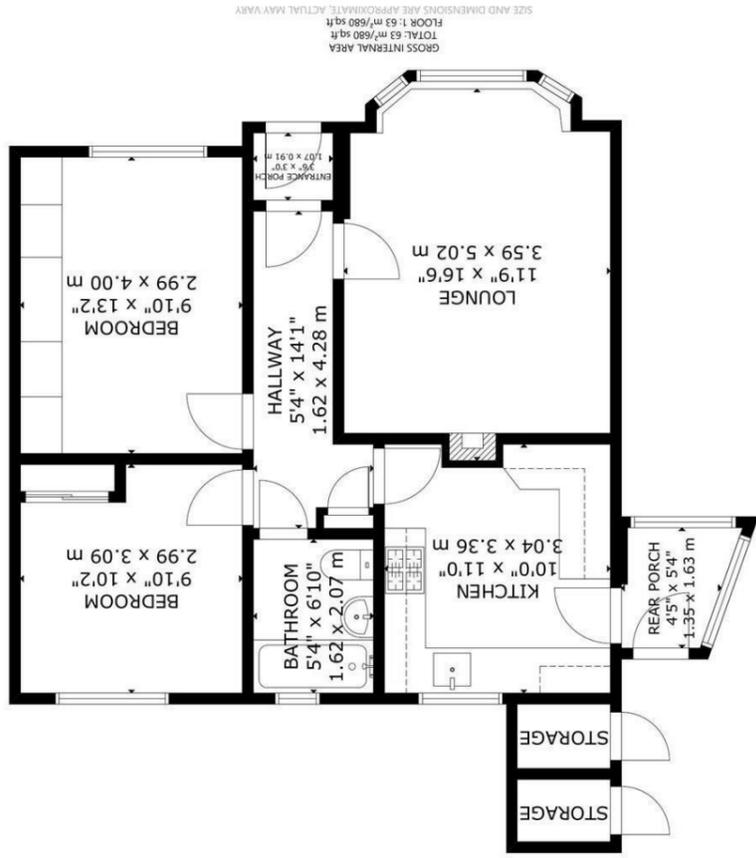


Energy Efficiency Rating	
Current	Potential
76	76
<p>Very energy efficient - lower running costs (14-17)</p> <p>Energy efficient (18-28)</p> <p>Decent (29-34)</p> <p>Needs improvement (35-47)</p> <p>Poor (48-55)</p> <p>Very poor (56-68)</p> <p>Extremely poor (69-75)</p>	



Levett Close, Polegate



- Semi Detached
- Small Cul-De-Sac
- Delightful Garden
- Bay Fronted Lounge
- Kitchen
- 2-Bedrooms
- Bathroom/wc
- Gas c/h & Dbl glz
- Off Road Parking
- NO ONGOING CHAIN



Freehold

£310,000

2 BEDROOM 1 RECEPTION 1 BATHROOM 0 GARAGE

Levett Close, Polegate

Levett Close, Polegate

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - Delightful 60' Rear Garden - Small Cul-De-Sac - Lounge - Kitchen - 2 Bedrooms - Bathroom/wc - Gas c/h & Dbl glz - Nicely Maintained - Off Road Parking - NO ONGOING CHAIN

A most pleasant 2-bedroomed semi detached bungalow situated in a small cul-de-sac having a delightful 60' rear garden. The property has been well maintained and offers comfortable, light-filled accommodation throughout and features a bay fronted lounge, kitchen with access to a side porch, two good size bedrooms - both benefiting from fitted wardrobes and a bathroom/wc, as well as a gas fired central heating system and double glazing.

To the front, the garden has been thoughtfully designed for ease of maintenance and provides off road parking. The rear garden is a particular feature of the property, having patio areas to relax, along with an array of established trees and plants. This is an ideal home for those seeking a quiet yet convenient location and viewing is recommended.

Levett Close is within approximately one mile of Polegate High Street, which has a variety of shops, medical centres, bus services and a mainline railway station connecting to Eastbourne, Brighton and London Victoria. Also within walking distance, is convenience store at Pevensy Road, where bus services pass and located in Dittons Road, is a Lidl supermarket. At the end of Levett Road, is access to The Cuckoo Trail, providing many countryside walks and cycling routes.



Levett Close, Polegate

Part frosted double glazed front door into small entrance lobby, frosted glazed inner door to hallway.

Lounge 4.53max x 3.43m (14'10"ax x 11'3")

Kitchen 3.35m x 3.00m (10'11" x 9'10")

Part Double Glazed Side Porch

Bedroom 1 3.97m x 2.43m (13'0" x 7'11")

Bedroom 2 3.06m x 2.96m (10'0" x 9'8")

Bathroom 2.09m x 1.65m (6'10" x 5'4")

Outside

The front is a good size and is designed for ease of maintenance being paved with well stocked flower beds, outside light, recently laid paving slabs with low level steps with handrails to front door, Off Road Parking.

Rear Garden 18.29m in depth (60' in depth)

The delightful rear garden consists of a nice size patio area, outside tap, two stores/outhouses - one housing the electric meter and consumer unit, area of lawn with well stocked flower borders having various established plants, small trees, flowers and shrubs, one border laid to slate chippings, further patio area with hedging behind and adjacent access through to a further area, which is mainly laid to slate chippings, flower bed with mature shrubs and small tree. To the side of the property is an area with shed and access gate to the front.

Council Tax

The property is in Band C. The amount payable for 2025-2026 is £2,334.56. This information is taken from voa.gov.uk

The hallway has a thermostat, built-in shelved cupboard and access via a ladder to a part boarded and insulated loft with light. There is a fire surround with fitted gas fire in the lounge and the kitchen has matching wall and base units with ample work surfaces, appliance spaces and a Worcester gas fired boiler with adjacent Potterton programmer.