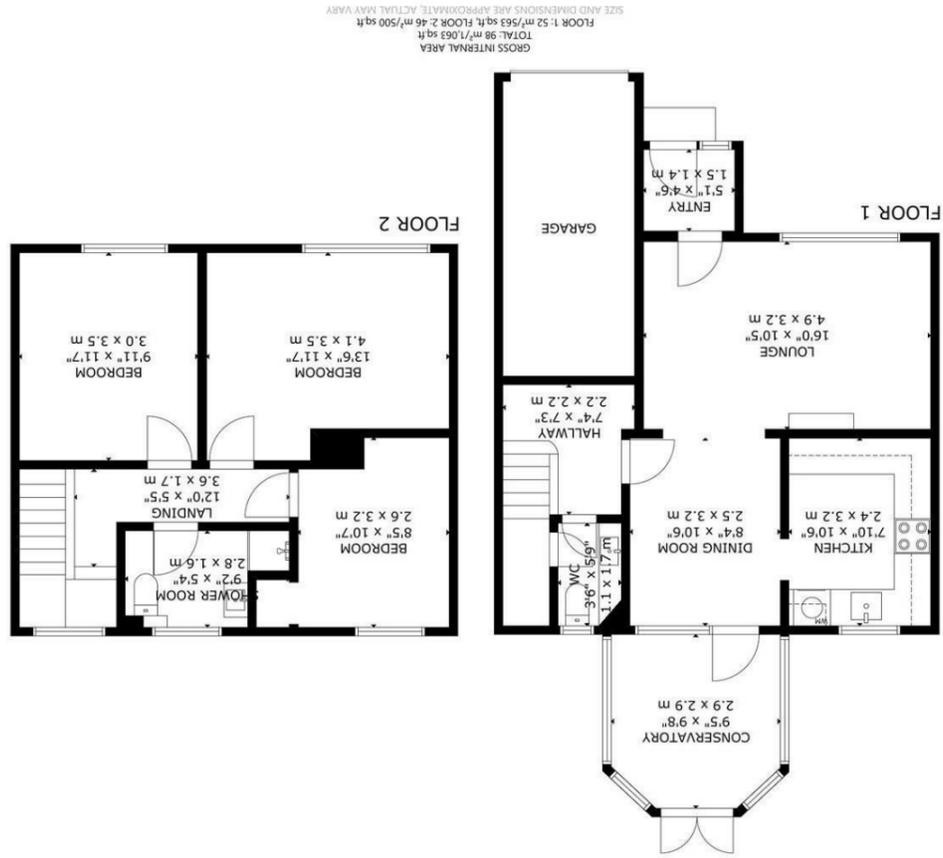


Energy Efficiency Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
G	G
F	F
E	E
D	D
C	C
B	B
A	A
Very energy efficient - lower running costs	



Windsor Way, Polegate



- Gas Central Heating
- Rare Opportunity
- Walkable To Town
- Large Garden
- Three Double Bedrooms
- Garage
- Room For Improvement
- Lounge- Diner
- Ideal First Time Purchase
- Close to School



Freehold

£315,000

Asking price

3 BEDROOM

1 RECEPTION

1 BATHROOM

1 GARAGE

Windsor Way, Polegate

Windsor Way, Polegate

DESCRIPTION

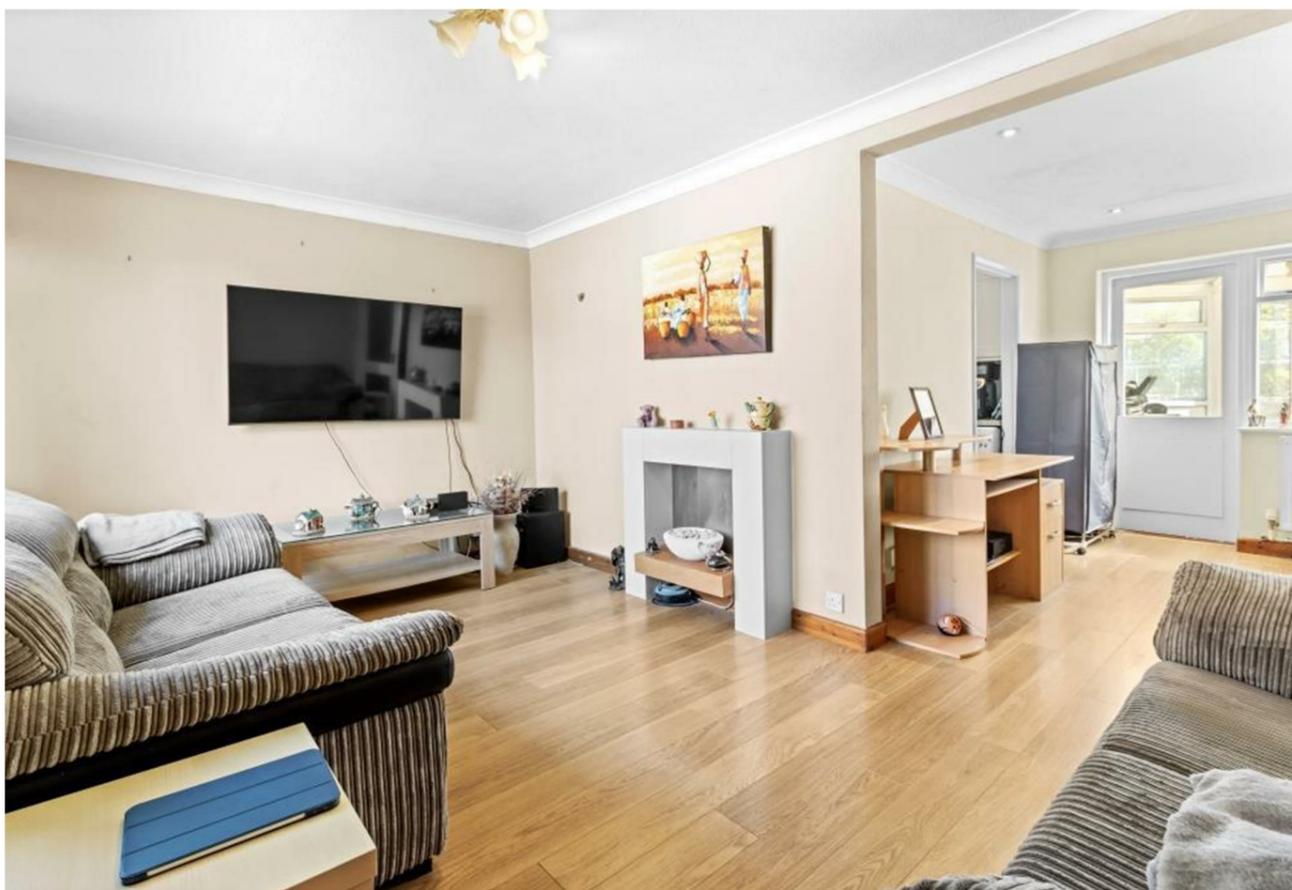
OPEN DAY SAT 10th May 9.30 - 12.30 APPOINTMENT ONLY - 3D Virtual Tour I Three Double Bedrooms I Gas Central Heating I Driveway Leading to Garage I Ideal First Time Purchase I Versatile Accommodation I Walkable To Local Schools I Large Garden

Nestled on Windsor Way in the charming town of Polegate, this semi-detached house presents a rare opportunity for those seeking a property with great potential. Boasting three generously sized double bedrooms, this home is perfect for families or those looking for extra space. The spacious lounge diner offers a welcoming area for relaxation and entertaining, providing a comfortable setting for family gatherings or quiet evenings in.

While the property is in need of some modernisation, it allows the new owners to put their personal touch on the home, transforming it into a contemporary haven that reflects their style. The layout is practical and functional, making it easy to envision the possibilities that await.

Parking will never be an issue, as the property accommodates up to three vehicles, a valuable feature in today's busy world. Additionally, the location is conveniently close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

This property is not just a house; it is a canvas for your dreams and aspirations. With its spacious interiors and prime location, it is an excellent investment for those looking to create their ideal living space in a desirable area. Don't miss out on this fantastic opportunity to make this house your home.



Windsor Way, Polegate

Entrance Lobby 1.5 x 1.4 (4'11" x 4'7")

Lounge 4.9 x 3.2 (16'0" x 10'5")

Dining Rom 2.5 x 3.2 (8'2" x 10'5")

Kitchen 2.4 x 3.2 (7'10" x 10'5")

Conservatory 2.9 x 2.9 (9'6" x 9'6")

Hallway 2.2 x 2.2 (7'2" x 7'2")

WC 1.1 x 1.7 (3'7" x 5'6")

Bedroom One 2.6 x 3.2 (8'6" x 10'5")

Bedroom Two 3.0 x 3.5 (9'10" x 11'5")

Bedroom Three 4.1 x 3.5 (13'5" x 11'5")

Landing 3.6 x 1.7 (11'9" x 5'6")

Shower Room 2.8 x 1.6 (9'2" x 5'2")

Garage

Front and Back Garden

Council Tax

The property is Band D. The amount payable for 2025-2026 is £2,626.38. This information is taken from voa.gov.uk