



Freehold

£269,950



2 BEDROOM



1 RECEPTION



1 BATHROOM

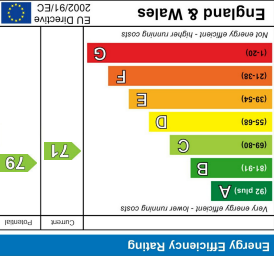
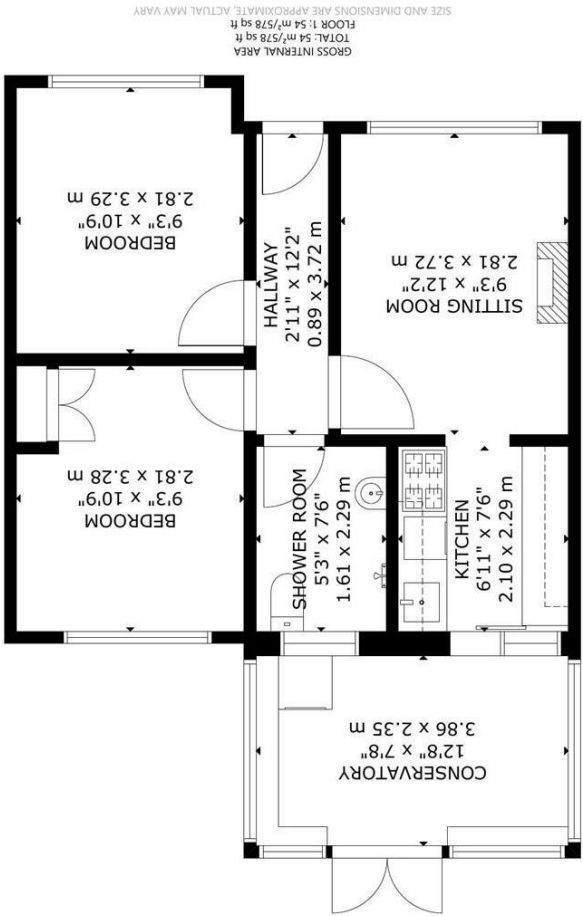


0 GARAGE

Western Avenue, Polegate



- Semi Detached
- Lounge
- Modern Kitchen
- Conservatory
- 2 Bedrooms
- Shower/Wet Room
- Gas c/h & Dbl glz
- Rear Garden
- Drive
- NO ONGOING CHAIN



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Western Avenue, Polegate

DESCRIPTION

A 1930s 2-bedroomed semi-detached bungalow located on the popular Southlands estate. The property features a bright and comfortable lounge with access to a modern kitchen, which in turn opens into a pleasant double glazed conservatory, which is ideal to relax and enjoy an outlook of the garden as well as a good size shower/wet room. There is a fitted cupboard in bedroom one, housing an Ideal Logic gas fired combi boiler for the central heating and double glazing. Outside, the property enjoys both front and rear gardens with scope for personalisation and a driveway offers convenient off road parking. NO ONGOING CHAIN.

The property is approximately 1/2 mile from Polegate High Street, which has various shops, medical centres and a mainline railway station, connecting to Eastbourne, Brighton and London Victoria. Bus services pass along Station Road, where there is also a Morrisons convenience store. From the end of West Close, is access to The Cuckoo Trail, which provides many countryside walks and cycling routes.



Western Avenue, Polegate

Lounge 3.70m x 2.86m (12'1" x 9'4")

Kitchen 2.30m x 2.14m (7'6" x 7'0")

Conservatory 3.51m x 2.09m (11'6" x 6'10")

Bedroom 1 3.31m x 2.84m (10'10" x 9'3")

Bedroom 2 3.33m x 2.87m (10'11" x 9'4")

Shower/Wet Room 2.29m x2.10m (7'6" x6'10")

Outside
The front has areas of lawn, mature tree and shrubs, sloped pathway with handrails, Driveway.

Rear Garden 12.19m max in depth (40' max in depth)
Areas laid to paving, shingle and lawn, various trees and shrubs, outside tap, large store, side gate.

Council Tax
The property is in Band B. The amount payable 2025-2026 is £2,042.74. This information is taken from voa.gov.uk