



Freehold

£325,000



2 BEDROOM



1 RECEPTION



1 BATHROOM

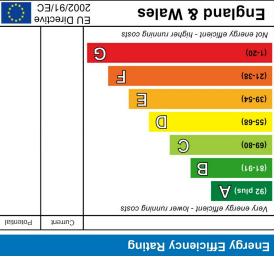
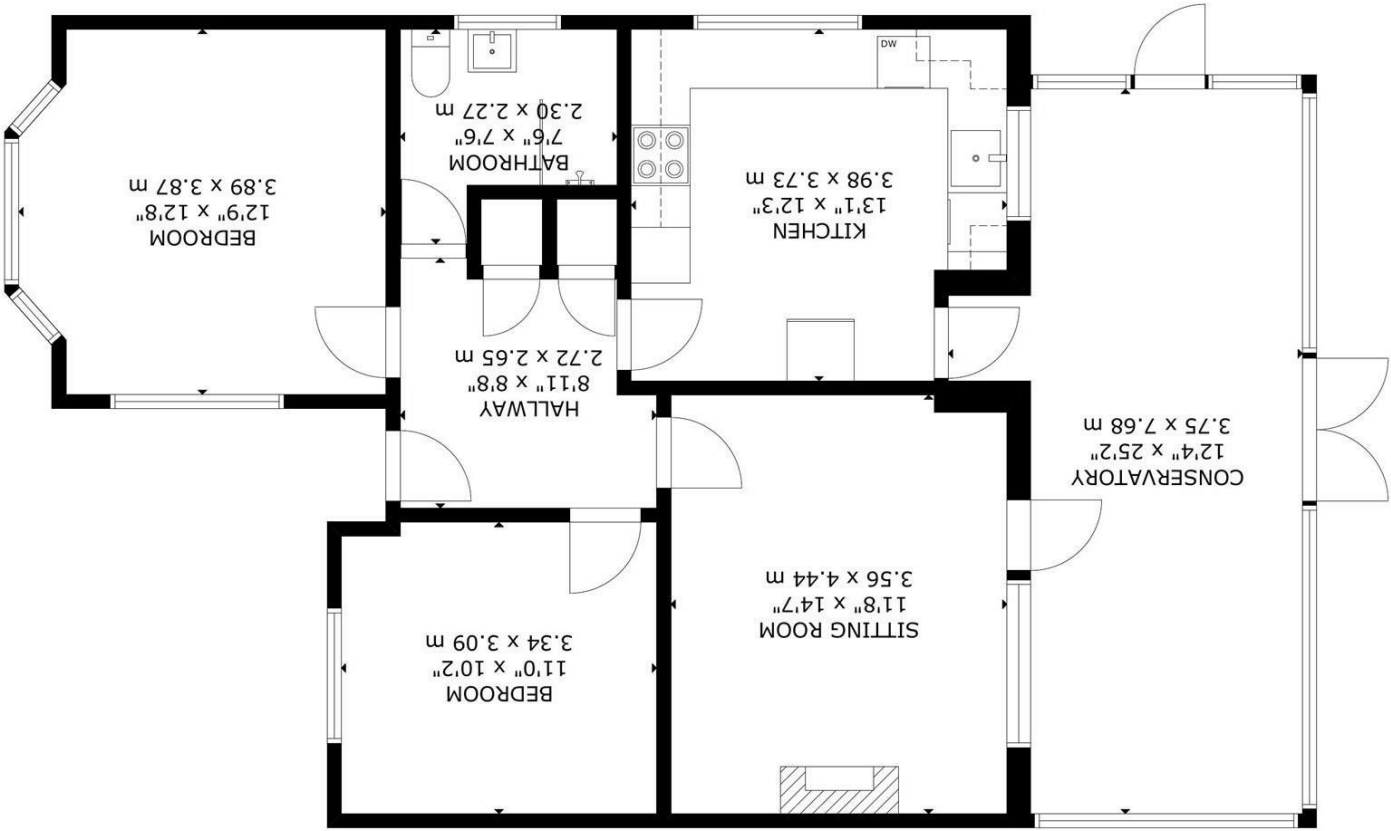


1 GARAGE

archer
& PARTNERS

- Two Double Bedrooms
- uPVC Double Glazing Throughout
- Semi Detached
- Large Garden
- Ample Off Road Parking
- Spacious Kitchen
- Conservatory Extension
- Semi Detached Bungalow
- Close To Amenities
- NO ONWARD CHAIN

Station Road, Polegate



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Station Road, Polegate

DESCRIPTION

NO ONWARD CHAIN | Two Bedrooms | Semi Detached | Ample Off Road Parking | Walkable To Town | Gas Central Heating | Conservatory | Generous Plot | Immaculately Presented | Modern Shower Room |

Occupying a generous plot within the heart of Polegate, this beautifully presented two-bedroom semi-detached home offers an exceptional opportunity for those seeking a property that combines stylish interiors with impressive outdoor space.

Lovingly maintained by the current owners, the accommodation is immaculately presented throughout, creating a home that is ready to move straight into. The well-balanced layout provides bright and inviting living spaces, perfectly suited to both everyday living and entertaining, whilst the two generous bedrooms offer comfortable and versatile accommodation.

A particular highlight of this delightful home is the substantial rear garden. Rarely found with a property of this size, the expansive outdoor space provides endless possibilities, whether you dream of creating a landscaped garden, growing your own produce, extending the property (subject to the necessary planning consents), or simply enjoying the space with family and friends during the warmer months.

Perfectly positioned for convenience, the property is just a short distance from Polegate's mainline railway station, offering direct links to London, Brighton and Eastbourne, whilst a selection of local shops, cafés, schools and everyday amenities are all within easy reach. Excellent road connections also provide straightforward access to the South Downs National Park and the stunning Sussex coastline.

Homes offering such generous gardens, combined with beautifully presented



Station Road, Polegate

- Hallway 2.72 x 2.65 (8'11" x 8'8")
- Sitting Room 3.56 x 4.44 (11'8" x 14'6")
- Bathroom 2.3 x 2.27 (7'6" x 7'5")
- Bedroom One 3.89 x 3.87 (12'9" x 12'8")
- Bedroom Two 3.34 x 3.09 (10'11" x 10'1")
- Kitchen 3.98 x 3.73 (13'0" x 12'2")
- Conservatory 3.75 x 7.68 (12'3" x 25'2")

