



Farmlands Way, Polegate



- Ready To Move In
- New Kitchen
- Delightful Conservatory
- Lounge
- Log Burner
- 2 Bedrooms
- New Shower Rm/wc
- Sunny South/West Aspect
- New Driveway
- On a Bus Route



Freehold

£290,000

2 BEDROOM

1 RECEPTION

1 BATHROOM

GARAGE

Farmlands Way, Polegate

## Farmlands Way, Polegate

### DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - NO ONWARD CHAIN - Ready To Move Into - Newly Fitted Kitchen & Shower Room - Delightful Conservatory - Lounge - 2 Bedrooms - Gas c/h & Dbl - Solar Panels (fully owned) - New Driveway - Easy to Maintain Gardens

An excellent opportunity to acquire this beautifully presented, ready-to-move-into 2-bedroom bungalow, conveniently located on a regular bus route and within easy reach of Polegate High Street and The South Downs National Park. Upon entering, you are welcomed by a useful entrance porch, providing a practical space. There is an inviting lounge featuring a log burner, which creates a warm and cosy focal point perfect for relaxing evenings. The newly fitted kitchen has been tastefully designed with both style and functionality in mind and includes an integrated oven, hob, and extractor. To the rear, a delightful conservatory provides additional living space and enjoys a pleasant outlook over the garden, making it an ideal spot to unwind or enjoy dining. The property also benefits from a new shower room/wc with stylish tiling, coved ceilings, gas central heating having a combi boiler, double glazing, and the added benefit of solar panels (fully owned), contributing to improved energy efficiency.

Both gardens are designed for ease of maintenance, with the pleasant westerly rear garden benefiting from an all day southerly sun, and at the front is the advantage of a new driveway, adding to the home's overall practicality.

The property is approximately 1/2 a mile from Polegate High Street, which has various shops, medical centres and a mainline railway station. As well as a regular bus service at Farmlands Way, there is also a convenience store. From Wannock Road is access to Diplock Wood and at Jevington Road, Wannock, is access to The South Downs National Park, providing many countryside walks with stunning views.



## Farmlands Way, Polegate

Double glazed front door into a good size entrance porch having a recently installed double glazed inner door to an L-shaped hallway.

Lounge 4.19m max x 3.94m max (13'8" max x 12'11" max)

Kitchen 2.98m x 2.58m (9'9" x 8'5")

Conservatory 4.78m max x 3.76m max (15'8" max x 12'4" max)

Bedroom 1 3.67m x 3.00m (12'0" x 9'10")

Bedroom 2 3.66m max x 3.03m max (12'0" max x 9'11" max)

Shower Room 1.86m x 1.68m (6'1" x 5'6")

### Outside

The front garden is designed for ease of maintenance with flower beds having various flowering shrubs, gated covered shared side access and there is also the advantage of a New Driveway.

The westerly facing rear garden benefits from all day southerly sun and is again designed for ease of maintenance having well stocked flower beds with various flowering shrubs, hardstanding and patio making ideal seating areas, shed.

### Council Tax

The property is in Band B. The amount payable for 2026-2027 is £2,147.22. This information is taken from voa.gov.uk

Located in the L-shaped hallway is the thermostat control and a built-in linen cupboard housing an Ariston combi boiler as well as access via a ladder

to a partly boarded and insulated loft with light. The newly fitted kitchen has a matching range of white gloss fronted units with worksurfaces and includes a Lamona electric oven & hob with extractor hood above. From the kitchen is access to the delightful conservatory, which features a lovely picture window and has an insulated roof with skylight as well as having access to the covered side pathway. The lounge has a log burner and tiled hearth and there is also a recently fitted shower room with white suite consisting of a corner shower cubicle and stylish tiling.