

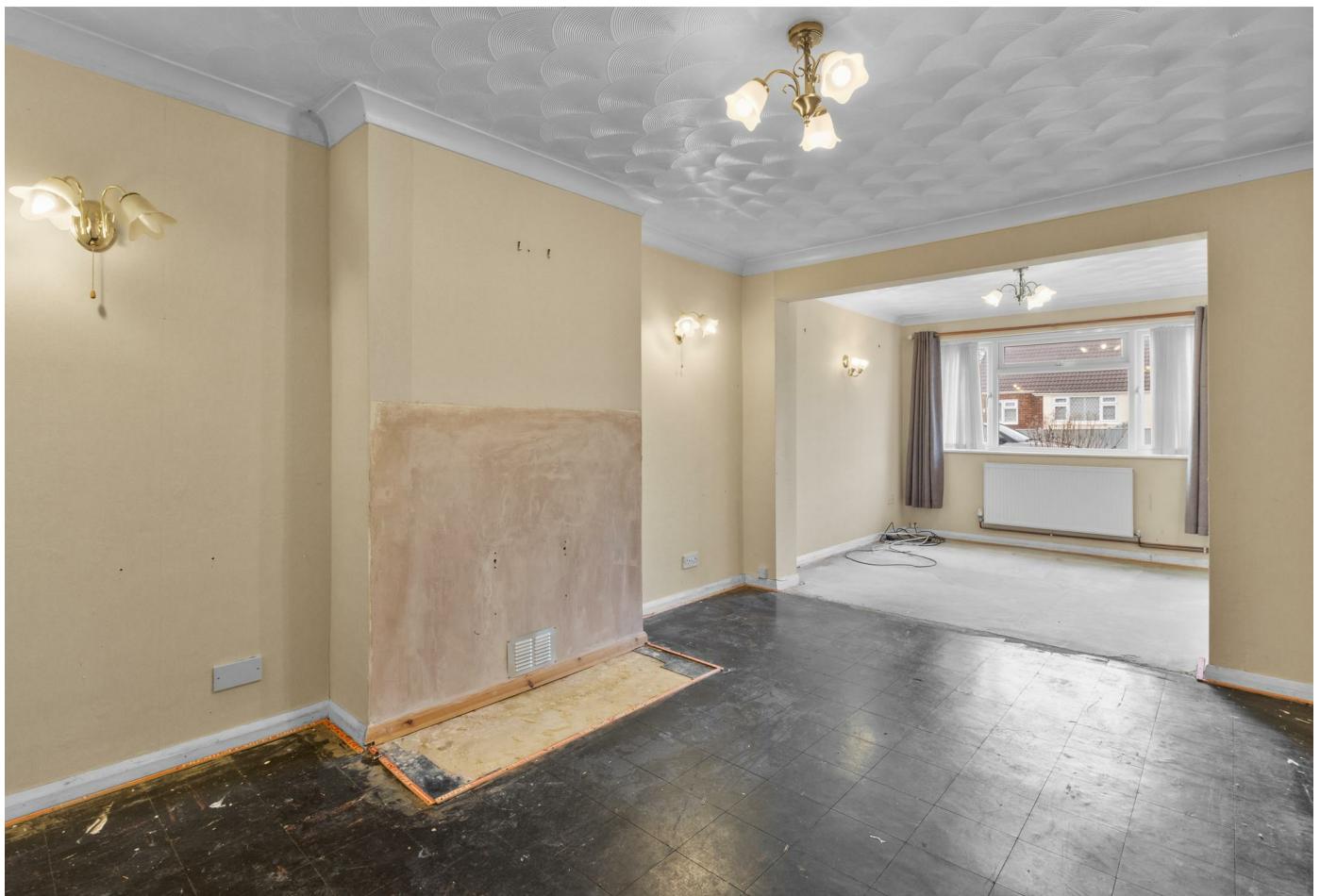


## DESCRIPTION

IN NEED OF MODERNISATION - Much Potential - Extended Lounge/Dining Room - Kitchen - Large Conservatory - 3-Bedrooms - Bathroom - Separate wc - Gas c/h & Dbl glz - Rear Garden - Off Road Parking - Garage/Store

A 3-bedroomed semi detached bungalow in need of modernisation offering much potential and is ideal for a buyer looking for a project. The accommodation consists of an extended lounge/dining room, kitchen with access to a large conservatory with pitched roof, bathroom and a separate wc. There is also a gas fired central heating system having a modern combi boiler and double glazing. Outside is a 37' x 33' rear garden, off road parking with a narrow driveway leading to a small garage/store. NO ONGOING CHAIN.

The property is located in a sought after area within approximately 3/4 of a mile of Polegate High Street, which has a variety of shops, medical centres and mainline railway station. Bus services pass along Pevensey Road, where there is also a local convenience store. From the end of nearby Levett Road, is access to The Cuckoo Trail, providing countryside walks and cycling routes.



## Dover Road, Polegate

Side entrance with front door into a good size Hallway.

Extended Lounge/Dining Room 7.31m max x 3.13m max narrowing to 2.99m (23'11" max x 10'3" max narrowing to 9'9")

Kitchen 3.57m x 2.42m (11'8" x 7'11")

Conservatory 5.77m x 2.21m (18'11" x 6'6", 68'10")

Bedroom 1 3.56m x 3.13m (11'8" x 10'3")

Bedroom 2 3.59m x 2.42m (11'9" x 7'11")

Bedroom 3 2.63m x 2.42m (8'7" x 7'11")

Bathroom

Separate wc

### Outside

The front garden is mainly laid to shingle, Off Road Parking Area. There is a narrow Driveway to the side with outside tap to -

Garage/Store 4.26m x 2.42m (13'11" x 7'11")  
(These are approximate internal measurements)

Rear Garden 11.28m depth x 10.06m max width  
(37' depth x 33' max width)

Mainly laid to shingle with raised flower beds, paving, covered socket, side gate.

### Council Tax

The property is in Band C. The amount payable for 2024-2025 is £2,216.62. This information is taken from [voa.gov.uk](http://voa.gov.uk)

From the kitchen is access via a wooden ladder to an insulated and part boarded loft, which also houses a modern Worcester combi boiler. The consumer unit and electric meter is in the entrance hallway and located in the bathroom is a built-in shelved cupboard having a radiator as well as the programmer for central heating and hot water.

Approximately 80 square metres or 861 square feet (excludes conservatory)