



★ AI-generated content



Freehold

£349,950



2 BEDROOM



2 RECEPTION



1 BATHROOM

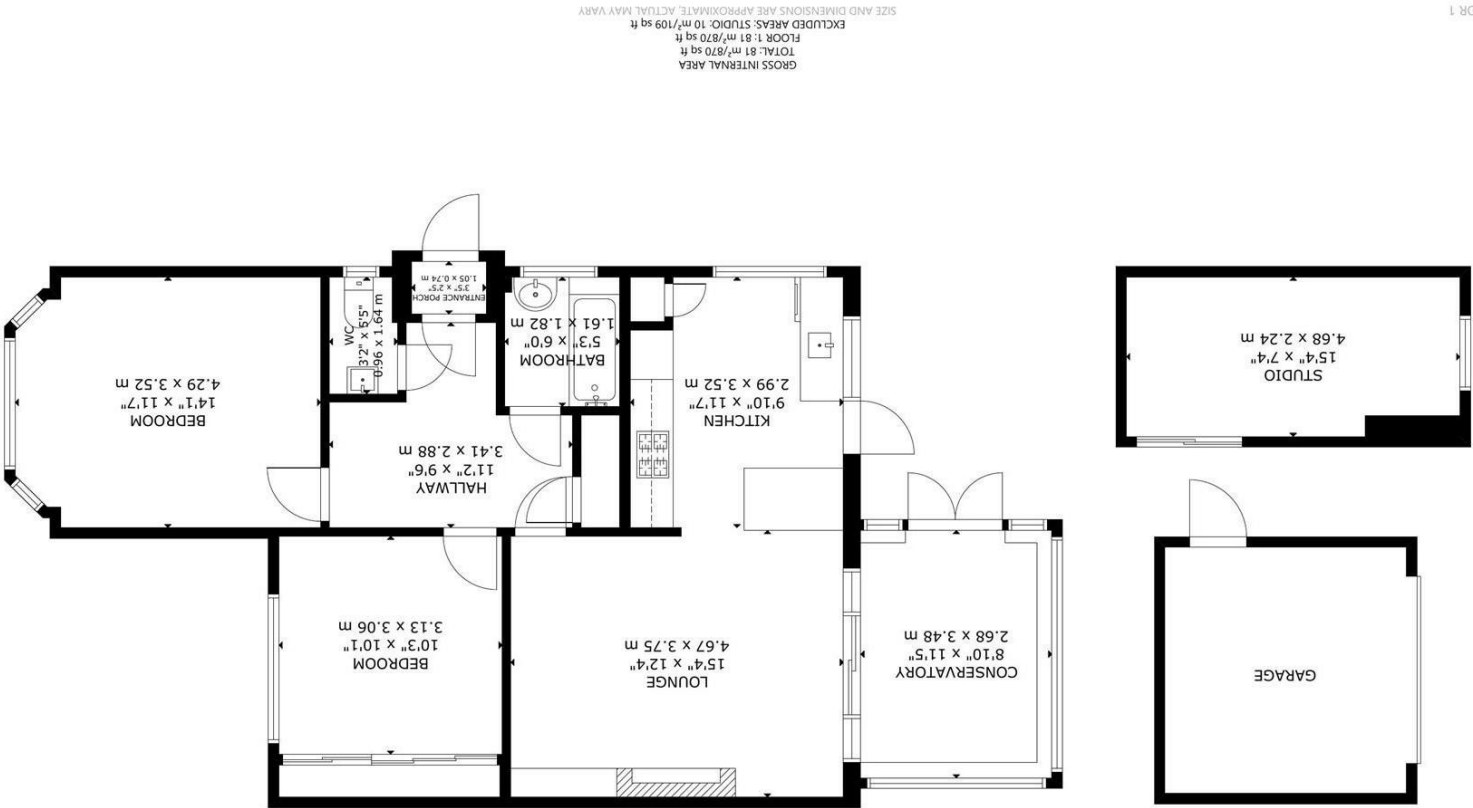
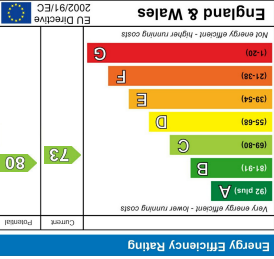


GARAGE

Millstream Gardens, Polegate

archer  
& PARTNERS

- 3D Virtual Tour
- Immaculate Presentation
- Move In Ready
- Mature Garden
- L-Shaped Lounge Kitchen
- Conservatory
- Two Double Bedrooms
- Bathroom and Seperate WC
- Solar Panels
- EV Charger



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# Millstream Gardens, Polegate

## DESCRIPTION

A beautifully presented two bedroom bungalow set in the popular Millstream Gardens in Polegate, offering generous accommodation and a delightful southerly facing garden.

The property opens into a welcoming entrance hall that leads to a stylish open plan lounge and kitchen. The kitchen is fitted with a breakfast bar while the lounge features a bespoke shelving unit, an open fireplace and patio doors opening into the conservatory, currently arranged as a dining room. Both bedrooms are comfortable doubles, with the main room benefitting from floor to ceiling wardrobes. The bathroom is fitted with a bath with shower over and basin, and there is a separate WC.

The bungalow also benefits from a large loft space that is partially boarded with lighting, a drop down ladder and housing the boiler. This area provides excellent storage and offers strong potential for conversion subject to consents.

Outside, the rear garden is beautifully maintained, enjoys a sunny southerly aspect and has the added charm of a stream running along the boundary. From here there is access to a versatile garden room which is insulated, powered and provided with a telephone and internet connection point, making it ideal as a home office or studio. The garage is also accessible from the garden. To the front there is a neat garden, a private parking space with electric car charging point and a shared driveway leading to the garage. Further benefits include gas central heating, uPVC double glazing and solar panels.

Millstream Gardens is ideally placed for access to a convenience store and bus services at Farmlands Way, as well as Polegate High Street which offers a range of shops and everyday amenities. Polegate railway station provides regular services to Eastbourne, Brighton, Hastings and London while the nearby A27 and A22 provide excellent road links. The South Downs National Park and the popular Cuckoo Trail are both close by, offering superb countryside walks and cycling routes.



# Millstream Gardens, Polegate

**The Area**  
Polegate is a popular and well connected town situated at the foot of the South Downs and just four miles north of Eastbourne. Millstream Gardens is a well established residential area within easy reach of the High Street where you will find a range of shops including a convenience store, post office, pharmacy, cafés and takeaways as well as a library and doctors' surgery. Larger supermarkets and shopping facilities are available in Hailsham and Eastbourne which are both a short drive away.

Transport connections are excellent which makes the area particularly attractive to commuters. Polegate railway station is less than a mile from Millstream Gardens and offers direct services to Eastbourne in around five minutes, Hastings in thirty minutes, Brighton in forty minutes and London Victoria in under ninety minutes. Regular bus services run from the town centre to Eastbourne, Hailsham and surrounding villages and for road users the A27 and A22 are both close at hand providing straightforward links towards Brighton, Lewes, Tunbridge Wells and the wider south coast.

For those who enjoy the outdoors there are numerous countryside walks and cycle routes close by. The popular Cuckoo Trail can be accessed locally and runs through scenic countryside up to Heathfield, while the South Downs National Park is within easy reach offering far reaching views and well loved walking routes such as the Long Man of Wilmington and the Cuckmere Valley. Recreational facilities include community sports clubs and leisure centres in both Polegate and Hailsham.

Families will find a choice of local schools including Polegate Primary which is well regarded, with

secondary schooling available in Hailsham and Eastbourne. With its excellent connections, good range of amenities and close proximity to both town and countryside, Polegate continues to be a sought after location for buyers of all ages.