

Gosford Way, Polegate



## Freehold

£335,000

## Guide price



 3 BEDROOM



2 RECEPTION



 1 BATHROOM



## 1 GARAGE

Gosford Way, Polegate

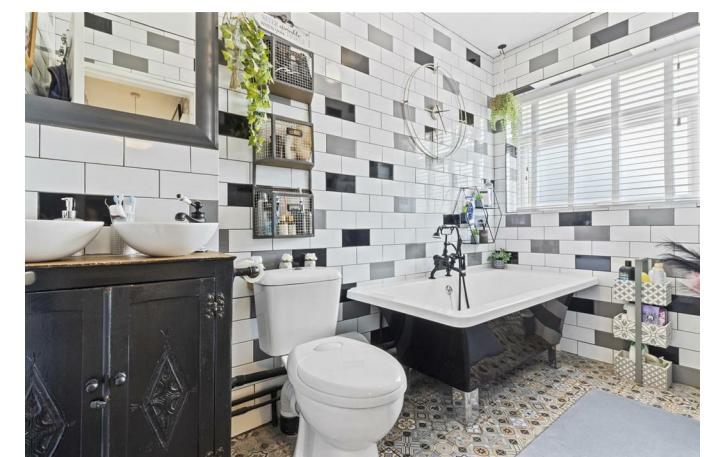
# Gosford Way, Polegate

## DESCRIPTION

GUIDE PRICE £335,000 - £345,000 - SEE OUR 3D VIRTUAL TOUR - Stylishly Modernised - Extended Open Plan Design - Superb Kitchen/Diner - Lounge Area - 2/3 Bedrooms - Tastefully Fitted Bathroom - Office/Bed 3 & Utility Area - 90' width Beautiful Southerly Rear Garden - Garage - Drive & Parking

A most stylish 2/3-bedroomed semi detached bungalow having a beautifully designed 90' width southerly rear garden. This lovely home has been nicely reconfigured and features a superb kitchen/diner to include some integrated appliances and a wonderful central work island/breakfast bar, making this ideal for socialising and is also open plan to an extended and comfortable lounge area overlooking the rear garden. There are two bedrooms, a tastefully fitted bathroom/wc and an office with an adjacent utility. As well as being double glazed and having gas fired central heating, there is also the advantage of solar panels. A particular selling feature is the delightful rear garden, which has various areas ideal for relaxing and entertaining, and at the front is a driveway with separate parking area and a garage. VIEWING IS STRONGLY RECOMMENDED.

The property is located at the end of a small residential cul-de-sac, backing onto the railway line and within level walking distance to Polegate High Street, which has a variety of shops, medical centres, bus services and the mainline railway station, connecting to Eastbourne, Brighton and London Victoria. Also nearby, at Windsor Way, is The Community Centre and access to The Cuckoo Trail is from Oakleaf Drive, providing many countryside walks.



## Gosford Way, Polegate

Entrance Porch 2.88m x 0.93m (9'5" x 3'0")

Kitchen/Dining Room 5.31m x 4.32m max narr to 3.64m (17'5" x 14'2" max narr to 11'11")

Lounge Area 5.13m x 2.39m (16'9" x 7'10")

Inner Hall

Utility Area

Study/Office/Bed 3 2.10m x 1.96m (6'10" x 6'5")

Bedroom 1 3.29m x 2.96m (10'9" x 9'8")

Bedroom 2 3.28m x 2.26m (10'9" x 7'4")

Bathroom 2.91m x 1.49m (9'6" x 4'10")

Outside

The front garden is open plan being laid to lawn having a flower bed with established plants and shrubs. There is shared access to a Driveway and separate Parking Area.

Garage 5.00m x 2.40m (16'4" x 7'10")  
(approx internal measurements) door to rear garden and up-and-over door.

Rear Garden approx 27.43m width x 10.67m depth (approx 90' width x 35' depth )

The secluded rear garden has been beautifully designed to take full advantage of the southerly aspect backing onto the railway line having various areas ideal for relaxing and entertaining being mainly laid to lawn, well stocked flower beds, mature trees, vegetable plot, pond, greenhouse, shed, outside tap & power points, gate to front parking area.

Council Tax

The property is in Band C. The amount payable for 2025-2026 is £2,334.56. This information is taken from [voa.gov.uk](http://voa.gov.uk).

Located in the entrance porch is a built-in cloaks cupboard housing the gas and electric meters as well as the controls for the solar panels. The superb kitchen/diner has matching wall and base units having floor level lighting, fitted Indesit electric oven, ceramic hob and extractor above, integrated dishwasher and further appliance space ideal for a fridge/freezer. The lounge area has a pitched glazed roof allowing plenty of light and has access to the rear garden. The tastefully fitted bathroom is nicely tiled having a modern white suite and includes two small circular his and hers wash basins. Located in the inner hall is access via a ladder to a mostly boarded and insulated loft housing a Vaillant gas fired combi boiler and the inverter for the solar panel system.