



Freehold

£265,000



2 BEDROOM



1 RECEPTION



1 BATHROOM



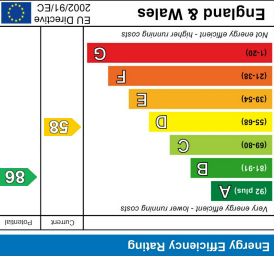
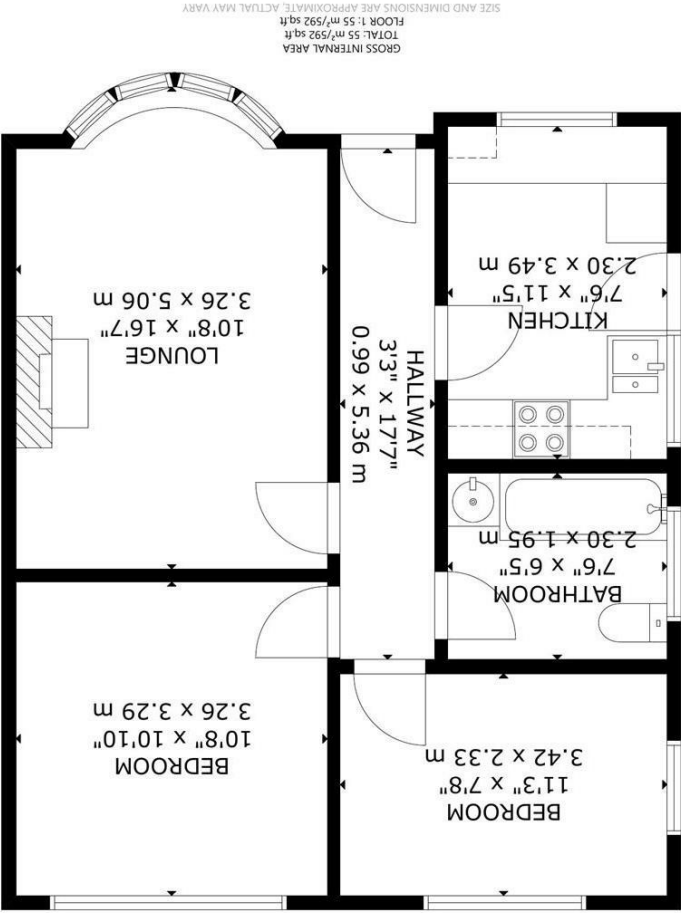
1 GARAGE

archer

& PARTNERS

- Small Cul-De-Sac
- Good Size Garden
- Bay Fronted Lounge
- Kitchen
- 2-Bedrooms
- Bathroom/wc
- Gas c/h & Dbl glz
- Driveway
- Garage
- NO ONGOING CHAIN

Victoria Close, Polegate



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Victoria Close, Polegate

DESCRIPTION

OPEN HOUSE 10am SAT 8TH AUGUST - Call to make an appointment - SEE OUR 3D VIRTUAL TOUR - Small Cul-De-Sac - Convenient Location - Good Size Garden - Bay Fronted Lounge - Kitchen - 2 Bedrooms - Bathroom/wc - Gas c/h & Dbl glz - Driveway & Garage - NO ONGOING CHAIN

A two-bedroomed semi-detached bungalow, situated towards the end of a small residential cul-de-sac and conveniently located within walking distance of Polegate High Street. This attractive property benefits from a generously sized rear garden, which extends to the side of the bungalow and enjoys a bright aspect together with a good degree of privacy. The accommodation comprises a bay fronted lounge, kitchen to include oven and hob, two bedrooms, with the second bedroom having a pleasant dual aspect, and there is a bathroom/wc. There is a gas fired central heating, double glazing and outside, to the front of the property, there is a driveway for at least two vehicles, together with a garage.

The property enjoys a convenient location approximately a quarter of a mile from Polegate High Street, which offers a wide range of everyday amenities, including local shops, supermarkets, medical centres, cafés, regular bus services and a mainline railway station providing direct links to Eastbourne, Brighton and London Victoria. Excellent road connections are also close by, with easy access to both the A27 and A22 via nearby Hailsham Road, making the property ideal for commuters. Polegate Community Centre is within easy walking distance at Windsor Way, while nearby Oakleaf Drive provides access to the popular Cuckoo Trail. This scenic traffic free route is perfect for walking, cycling and enjoying the surrounding Sussex countryside.



Victoria Close, Polegate

Part frosted double glazed front door into Entrance Hallway -

Bay Fronted Lounge 4.86m max x 3.23m max (15'11" max x 10'7" max)

Kitchen 3.46m x 2.27m (11'4" x 7'5")

Bedroom 1 3.35m x 3.34m (10'11" x 10'11")

Bedroom 2 3.42m x 2.31m (11'2" x 7'6")

Bathroom 2.29m x 1.94m (7'6" x 6'4")

Outside
To the front are small areas of lawn and pebbles, established plants. Driveway for two cars leading to -

Garage 4.87m x 2.43m (15'11" x 7'11") (approximate internal measurements) having an up-and-over door, further door to garage, power and light.

Rear Garden
The good size rear garden is of irregular shape extending to the side of the bungalow being mainly laid to lawn with further pebble and paved areas, various well established trees and shrubs providing a good degree of seclusion, a mature oak tree, which have been informed has a TPO, shed, outside tap and side gate to driveway.

Council Tax
The property is in Band C. The amount payable for 2026-2027 is £2,453.98. This information is taken from voa.gov.uk

From the entrance hallway is access via a ladder to

a part boarded and insulated loft with light. The kitchen has matching wall and base units with the tall cupboard housing the consumer unit and electric meter. There is also a Brandt electric oven, Whirlpool electric hob as well as an Ideal wall mounted gas fired combi boiler and the bathroom has a white suite, part panelled walls and a heated towel rail.