



DESCRIPTION

3D VIRTUAL TOUR - Spacious Semi Detached - 17' Lounge/Diner - Kitchen - 2 Double Bedrooms - Bathroom/wc - Gas c/h & Dbl glz - Driveway - Garage - Pleasant Rear Garden - NO ONGOING CHAIN

A well proportioned 2-bedroomed semi-detached bungalow offering bright and versatile accommodation featuring a 17' x 11' lounge/dining room, which enjoys a southerly aspect, providing an abundance of natural light throughout the day. The kitchen is well complemented with a range of fitted units, ample work surfaces, and benefits from an electric oven and hob. There are two double bedrooms, with the second bedroom offering excellent flexibility and currently well suited as a formal dining room and has sliding doors opening directly onto the rear garden. Further benefits include a gas fired central heating system, double glazing and outside is a driveway, a garage/store, and a pleasant rear garden, enjoying a good degree of seclusion, making it ideal for relaxation and entertaining.

The property is located towards the northern outskirts of Polegate and is approximately one mile from the High Street, which has a variety of shops, medical centres, bus services and a mainline railway station, connecting to Eastbourne, Brighton and London Victoria. Bus services also pass along Pevensey Road, where there is a local convenience store and Lidl Supermarket is located in Dittons Road. From the end of nearby Levett Road, is access to The Cuckoo Trail, providing many enjoyable countryside walks and cycling routes.



Glynleigh Drive, Polegate

Side entrance with front door into an L-shaped Entrance Hallway.

Lounge/Dining Room 5.25m x 3.54m (17'2" x 11'7")

Kitchen 3.30m x 3.16m (10'9" x 10'4")

Bedroom 1 4.81m x 3.55m (15'9" x 11'7")

Bedroom 2 3.58m x 3.18m (11'8" x 10'5")

Bathroom 1.88m x 1.69m (6'2" x 5'6")

Outside

The front garden is laid to pebbles having various shrubs and established plants. Driveway providing Off Road Parking. Gate to small storage area.

Garage 4.92m x 2.24m (16'1" x 7'4")
(approximate internal measurements) door to rear garden and there is a light.

Rear Garden 15m x 9.4m approx (49'2" x 30'10" approx)

The pleasant rear garden enjoys a good degree of seclusion, mainly laid to lawn with well stocked flower beds having a variety of shrubs and plants, established conifer tree, paved patio area, fencing.

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

Located in the L-shaped hallway is access to the insulated loft. The good size kitchen is well complemented with a range of matching wall and base units having ample work surfaces and also



includes an electric oven, gas hob and extractor as well as appliance space and a wall mounted Ideal Classic gas fired boiler. There is a built-in airing cupboard in bedroom one and the second bedroom has a sliding patio door to the rear garden.