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& PARTNERS

- Sought After Road
- Detached Bungalow
- Updating Required
- Extended Lounge
- Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom/wc
- 75' Rear Garden
- Parking & Garage

Freehold

£350,000

Offers in excess of

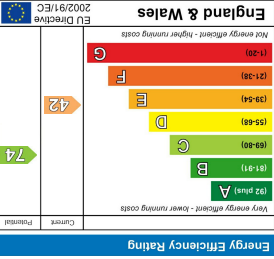
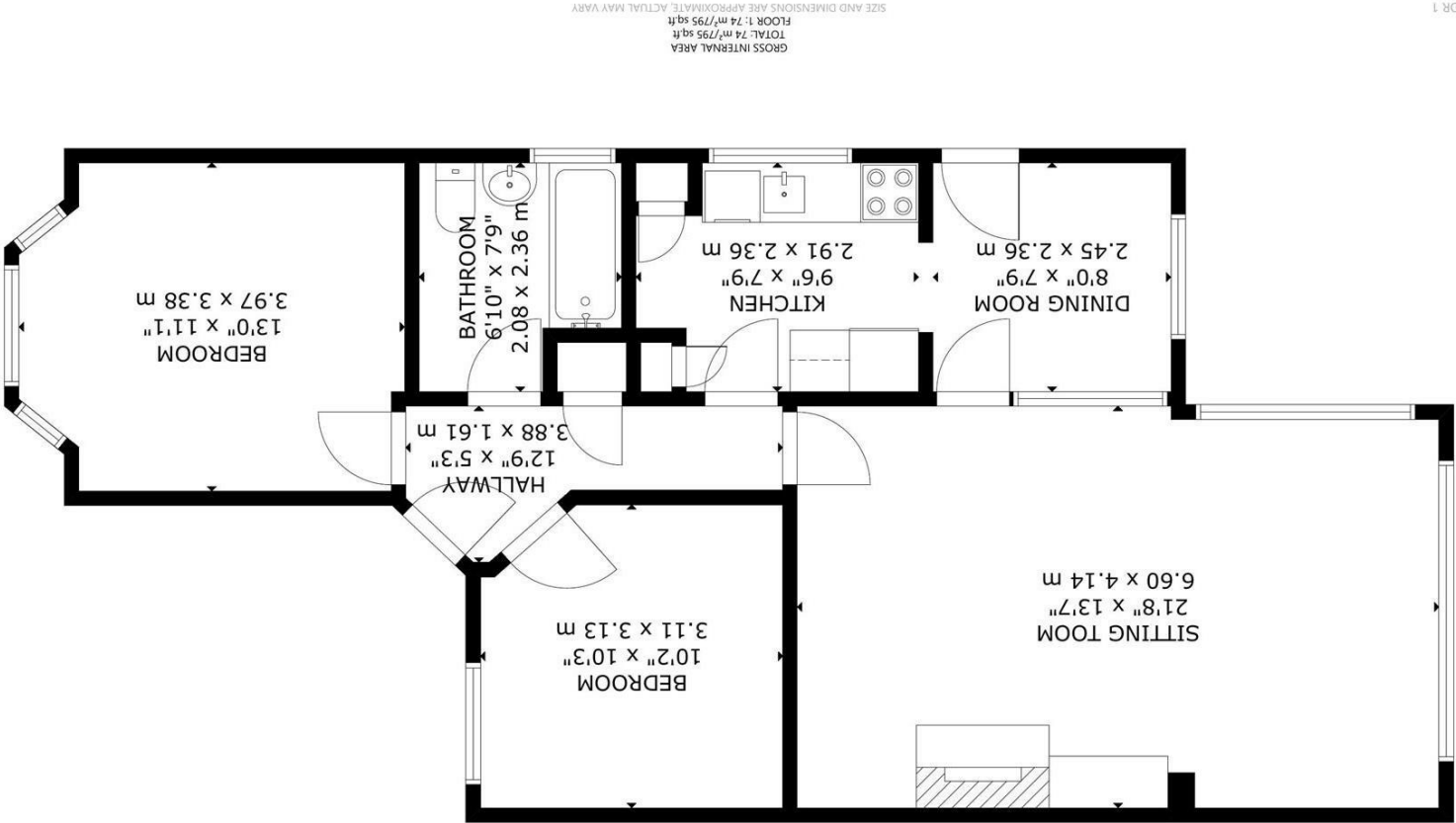
2 BEDROOM

2 RECEPTION

1 BATHROOM

1 GARAGE

Brightling Road, Polegate



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# Brightling Road, Polegate

## DESCRIPTION

SEE OUR 3D TOUR - Sought After Road - 75' Rear Garden - Updating Required - Extended Lounge - Dining Room - Kitchen - 2 Double Bedrooms - Bathroom/wc - Off Road Parking For 2 Cars - Long Driveway - Garage

Situated in a desirable location in Polegate, this detached bungalow presents an excellent opportunity for purchasers seeking scope to modernise and make a lovely home. Set on a generous plot, the property boasts a well proportioned layout and a pleasant 75' rear garden, ideal for keen gardeners. The accommodation features an extended and particularly spacious lounge, providing a comfortable living space, along with a separate dining room and kitchen. There are two double sized bedrooms and a bathroom/wc as well as having electric heating and double glazing. Externally, the property provides a hardstanding area at the front for two vehicles and a long driveway leading to a garage. NO ONGOING CHAIN

Polegate High Street is approximately 1/2 a mile distance having various shops, medical centres, bus services and a mainline railway station connecting with Eastbourne, Brighton and London Victoria. Bus services also pass along Eastbourne Road, where there is a Tesco Garage and access to the A27 and A22 are nearby. At the end of Brightling Road, is access to The William Daley fields, which provides a recreational area and countryside walks.



# Brightling Road, Polegate

Extended Lounge 6.51m x 4.08m overall (21'4" x 13'4" overall)

Dining Room 2.42m x 2.41m (7'11" x 7'10")

Kitchen 2.88m x 2.32m (9'5" x 7'7")

Bedroom 1 3.70m max x 3.34m (12'1" max x 10'11")

Bedroom 2 3.10m x 3.07m (10'2" x 10'0")

Bathroom 2.32m max x 2.04m max (7'7" max x 6'8" max)

Outside  
To the front is Hardstanding providing Off Road Parking for a couple of cars, area of lawn and hedging lines the front. Driveway to side with outside tap and light leading to -

Garage 5.51m x 2.36m (18'0" x 7'8") (approximate internal measurements) with an up-and-over door, door to rear garden, power & light.

Rear Garden 22.86m approx (75 approx)  
Mainly lawn having various mature trees, shrubs and established plants, open side access.

Council Tax  
The property is in Band D. The amount payable for 2025-2026 is £2,626.30. This information is taken from voa.gov.uk

The hallway has a built-in airing cupboard housing the hot water cylinder, access via a ladder to an insulated loft. Located in a built-in kitchen cupboard is the electric meter and consumer unit.