



Freehold

£315,000

Guide price

2 BEDROOM

1 RECEPTION

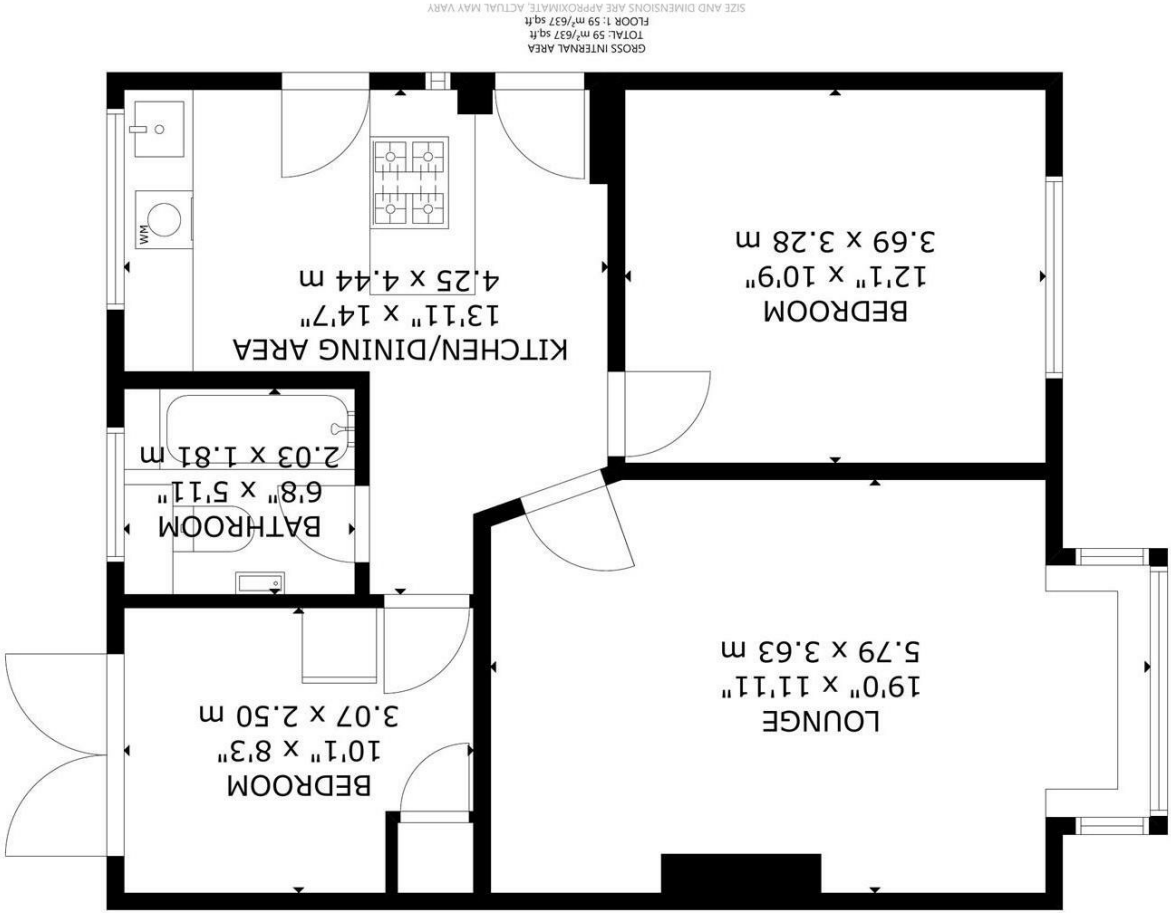
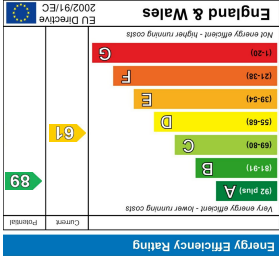
1 BATHROOM

0 GARAGE

Grosvenor Close, Polegate



- Guide £315,000 to £330,000
- Pleasant Cul-de-Sac
- 100' Southerly Garden
- Modern Kit/Diner
- Spacious Lounge
- 2 Bedrooms
- Tiled Bathroom/wc
- Gas c/h & Dbl glz
- Drive & Car Port
- Views of South Downs





Grosvenor Close, Polegate

DESCRIPTION

GUIDE PRICE £315,000 - £330,000 - SEE OUR 3D VIRTUAL TOUR - 100' Southerly Rear Garden - Views of South Downs - Towards End of Pleasant Cul-de-Sac - Spacious Bay Fronted Lounge - Modern Kitchen/Dining Area - 2 Bedrooms - Bathroom/wc - Gas c/h & Dbl glz - Drive with Car Port

A 2-bedroomed semi detached bungalow situated towards the end of a pleasant cul-de-sac featuring an approximately 100' southerly rear garden with views of The South Downs. This tastefully presented bungalow has an open plan kitchen/diner to include oven and hob, a spacious bay fronted lounge, good size bedrooms with the second bedroom having double glazed doors to the rear garden, and a tiled bathroom/wc with white suite. There is also a gas fired central heating system, double glazing and outside is a driveway with a car port.

The property is close to bus services at Farmlands Way, where there is a local convenience store. Polegate High Street, with its various shops, medical centres and mainline railway, is within approximately 1/2 a mile including access to the A22 and A27. From nearby Wannock Road, are Diplock Woods, and from Jevington Road, Wannock, is access to The South Downs National Park, providing many countryside walks with stunning views.



Grosvenor Close, Polegate

- Side entrance with front door into -

Kitchen/Dining Area 4.22m max x 2.41m min (13'10" max x 7'10" min)

Lounge 5.49m into bay x 3.58m (18'0" into bay x 11'8")

Bedroom 1 3.63m x 3.26m (11'10" x 10'8")

Bedroom 2 3.01m max x 2.50m (9'10" max x 8'2")

Bathroom 1.98m x 1.79m (6'5" x 5'10")

Outside

The front is crazy paved having a Driveway with Car Port.

Rear Garden 30.48m approx max in depth (100' approx max in depth)

A particular feature is the southerly rear garden, which enjoys views of The South Downs, having an area partly laid to paving and slate chippings, outside tap, two sheds - covered side area with gate to front, areas of lawn with central paved pathway leading to further paved patio, various mature trees and shrubs, and there is another shed at the end of the garden.

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

The kitchen is tastefully fitted with matching base units incorporating cupboards and drawers. There is a good size breakfast bar/work surface having a fitted gas hob with electric oven under. A wall unit houses the Baxi gas fired boiler and there is also
- access via a ladder to an insulated loft. Located in bedroom two is a built-in shelved airing cupboard housing the hot water cylinder as well having double glazed doors to the rear garden.