



Clement Lane, Polegate



- GUIDE £350K - £370K
- End of Cul-De-Sac
- Delightful Gardens
- Large Conservatory
- Lounge & Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom & Sep wc
- Gas c/h & Dbl glz
- Garage & Workshop



Freehold

£350,000

Guide price

2 BEDROOM 2 RECEPTION 1 BATHROOM 1 GARAGE

Clement Lane, Polegate

Clement Lane, Polegate

DESCRIPTION

GUIDE PRICE £350,000 - £370,000 - SEE OUR 3D VIRTUAL TOUR - End of Cul-De-Sac - Convenient For Shops & Buses - Lovely Mature Gardens - Large Conservatory - Two Receptions - Tastefully Fitted Kitchen - 2 Bedrooms - Bathroom & Sep wc - Gas c/h & Dbl glz - Delightful Summerhouse & Workshop - Garage

A most pleasant 2-bedroomed detached bungalow situated at the end of a small residential cul-de-sac having a lovely mature rear garden, which extends to the side and includes a delightful summerhouse and superb 14' x 8' summerhouse. The accommodation provides a double aspect lounge with access to the southerly rear garden and dining room, tastefully fitted kitchen to include some integrated appliances, large conservatory with a pitched roof, good size bedrooms each having fitted wardrobes, modern bathroom and separate wc. There is also gas fired central heating having a recently installed Worcester boiler, double glazing and outside at the front is off road parking and a garage.

The property is conveniently located for buses at Eastbourne Road, where there is also a Tesco Garage. Polegate High Street is approximately 1/4 of a mile having various shops, medical centres and a mainline railway station connecting to Eastbourne, Brighton and London Victoria. Access to the A27 and A22 is close by and Eastbourne Town Centre is approximately 6 miles.



Clement Lane, Polegate

Double Aspect Lounge 4.26m max x 3.74m (13'11" max x 12'3")

Dining Room 2.92m x 2.18m (9'6" x 7'1")

Kitchen 2.85m x 2.85m (9'4" x 9'4")

Conservatory 4.41m x 3.24m (14'5" x 10'7")

Bedroom 1 3.63m x 3.49m (11'10" x 11'5")

Bedroom 2 3.87m x 3.21m max (12'8" x 10'6" max)

Bathroom 1.66m x 1.49m (5'5" x 4'10")

Separate WC

Outside

The front has an area for Off Road Parking and outside light.

Garage 4.74m x 2.63m (15'6" x 8'7") (approx internal measurements) personal door to side garden area, power and light, up-and-over door.

Rear Garden

The lovely rear garden enjoys a good degree of seclusion as well as a southerly aspect and is mainly laid to lawn with a variety of mature trees, raised flower border to side with evergreen trees, pergola, further flower beds laid to stone chippings and various shrubs and mature trees, storage unit, delightful SUMMERHOUSE, rose arbour, paved area to one side with a gate to a small storage area.

Side Garden

The garden also extends round to the side with areas laid to lawn and shingle, raised flower bed

with evergreen trees, outside tap, side gate and a superb 4.28m x 2.45m (14' x 8') workshop with power and light and window.

Council Tax

The property is in Band D. The amount payable for 2025-2026 is £2,626.38. This information is taken from voa.gov.uk

Entrance Hallway - has built-in cloaks cupboard with storage above housing the electric meter and a built-in shelved airing cupboard. Access via ladder to insulated loft with light.

Lounge - has a fire surround and double glazed doors to the rear garden.

Kitchen - tastefully fitted and includes a refrigerator and freezer, Neff electric oven & gas hob with extractor above. A recently installed Worcester gas fired boiler is enclosed in a wall unit having programmer under.

Bedroom 1 - has fitted furniture to include matching wardrobes, drawer unit, bedside cabinets with display shelving above and bridging units

Bedroom 2 - fitted wardrobes

Bathroom - has a panelled bath with Triton wall shower and folding shower screen.