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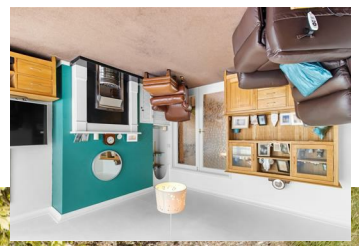
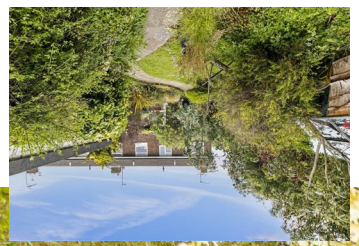
Lynholm Road, Polegate





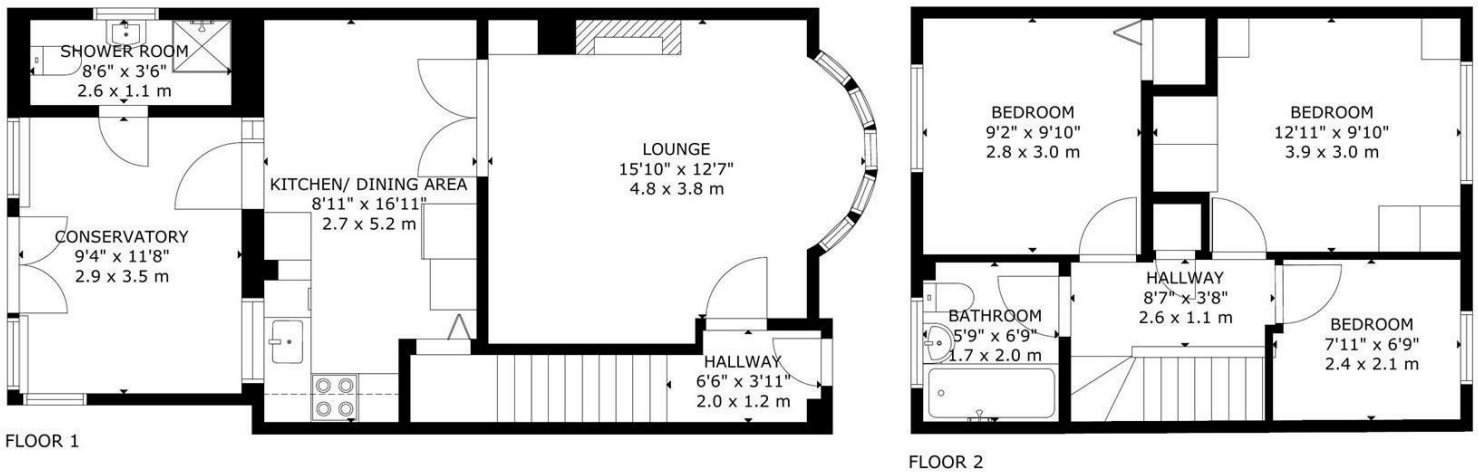
- Guide Price £290k - £310k
- Mature Gardens
- Bay Fronted Lounge
- Kitchen/Diner
- Conservatory
- G/F Shower Rm/wc
- 3-Bedrooms
- Bathroom/wc
- Gas c/h & Dbl glz
- Garage

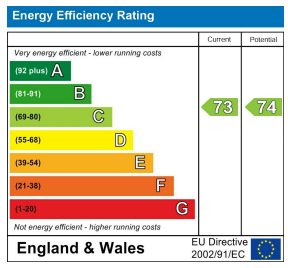
Freehold

£290,000

Guide price

3 BEDROOM | 1 RECEPTION | 1 BATHROOM | 1 GARAGE





GROSS INTERNAL AREA
TOTAL: 88 m²/946 sq ft
FLOOR 1: 52 m²/564 sq ft, FLOOR 2: 36 m²/382 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Lynholm Road, Polegate

DESCRIPTION

GUIDE PRICE £290,000 - £310,000 End of Terrace - Walkway Location - Near Polegate School - Delightful & Mature Gardens - Garage - Bay Fronted Lounge - Kitchen/Diner - Conservatory - G/F Shower Room/wc - 3 Bedrooms - Bathroom/wc

A 3-bedroom end of terrace family home, situated at the end of pleasant residential walkway setting having delightful mature gardens. The accommodation comprises a bay fronted lounge, a spacious kitchen/diner with access to a pitched roof conservatory, and the added convenience of a ground floor shower room/wc. To the first floor are three bedrooms and a family bathroom/wc, with the principal bedroom benefiting from an extensive range of fitted furniture, including wardrobes. There is a gas fired central heating system, double glazing and a particular feature is the 50' westerly facing mature rear garden, which has rear access to the garage.

The property is conveniently situated approximately three-quarters of a mile from Polegate High Street, which offers a range of local shops, medical centres, regular bus services, and a mainline railway station providing direct links to Eastbourne, Brighton, and London Victoria. Additional bus services operate nearby, along Pevensey Road, where there is also a local convenience store. Polegate Primary School, located on Oakleaf Drive, is within walking distance and the popular Cuckoo Trail can be accessed from nearby Aberdale Road and Levett Road, offering an extensive network of cycling routes and scenic countryside walks.

Lynholm Road, Polegate

Front door into Hall -

Bay Fronted Lounge 4.70m max x 4.15m max (15'5" max x 13'7" max)

Kitchen/Diner 5.13m max x 2.72m (16'9" max x 8'11")

Reception/Sun Room 3.50m x 2.71m (11'5" x 8'10")

Shower Room/wc 2.59m x 1.15m (8'5" x 3'9")

Bedroom 1 3.12m min x 3.02 max (10'2" min x 9'10" max)

Bedroom 2 3.02m x 2.81m (9'10" x 9'2")

Bedroom 3 2.42m x 2.03m (7'11" x 6'7")

Bathroom/wc 2.02m x 1.74m (6'7" x 5'8")

Outside
The front garden has an area lawn with a variety of established plants and small trees as well as having an adjacent ban, which is left to grow naturally and is full of mature plants, shrubs and small trees.

Rear Garden 15.24m approx in depth (50' approx in depth)
Enjoys a most pleasant westerly aspect and features many mature trees and plants with an adjacent bank left to grow naturally, paved area with outside tap, side access, area of lawn, older greenhouse, shed/store, rear gate to -

Garage 5.21m x 2.50m (17'1" x 8'2")
(approx internal measurements) having an up-and-over door.

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

The bay fronted lounge features a fireplace surround with an electric fire. The spacious kitchen/diner is fitted with a New World electric oven and benefits from a walk-in storage cupboard with lighting and houses the consumer unit and electricity meter. The sun room has a pitched roof and provides access to a shower room/wc with a shower cubicle having a Mira wall shower. On the first floor, the landing includes a built-in airing cupboard containing the hot water cylinder and programmer the the central heating & hot water. A loft ladder provides access to a partially boarded and insulated loft space, equipped with lighting system and houses a Baxi gas fired boiler. Bedroom one benefits from an extensive range of fitted wardrobes, bridging units, and a matching chest of drawers, while the second bedroom also has a built-in wardrobe.