



Sayerland Road, Polegate



Freehold

£369,950



■ 3 BEDROOM



1 RECEPTION



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Sayerland Road, Polegate

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DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - Edge of Favoured Sayerlands - Spacious Accommodation - Comfortable Lounge - Good Size Kitchen - Conservatory - 2 Double Bedrooms - Extended Bathroom/wc & Separate wc - Long Driveway - Garage - Landscaped Garden - Large Outhouse/Store

A spacious and well presented semi detached bungalow built by Whichello Builders, enviably positioned on the edge of the favoured Sayerlands estate enjoying a pleasant outlook fronting mature trees. The accommodation is both comfortable and well balanced, featuring a generous lounge with a large bay window having fitted shutters, creating a bright yet cosy living space. The good sized kitchen is well complemented by a range of fitted units and ample work surfaces to include an electric oven and induction hob, and opens through to a conservatory/sun room, ideal for dining. There are two double bedrooms, together with an extended bathroom/wc, and the added convenience of a separate wc. Further benefits include gas fired central heating with a combi boiler and double glazing.

Outside, a long driveway provides off road parking and leads to a garage. The pleasant rear garden has been thoughtfully designed for ease of maintenance and also features an outhouse/store, offering excellent potential for a variety of uses such as a hobby room, workshop or home office (subject to any required consents). **VIEWING RECOMMENDED**

The property is conveniently situated for access to the A22 and A27 from Copthall Farm roundabout. Bus Services pass along Hailsham Road and Polegate High Street is also close by, having a variety of shops, medical centres, further bus services and a mainline railway station, connecting to Eastbourne, Brighton and London Victoria. At Windsor Way, is Polegate Community Centre and there are excellent countryside walks from the end of Sayerland Road and The Cuckoo Trail at Oakleaf Drive.



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Side entrance with front door into a small lobby and frosted glazed inner door into a Spacious Hall.

Lounge 5.00m max x 3.82m (16'4" max x 12'6")

Kitchen 3.63m x 3.32m (11'10" x 10'10")

Conservatory/Sun Room 3.18m x 3.10m (10'5" x 10'2")

Bedroom 1 3.71m x 3.42m (12'2" x 11'2")

Bedroom 2 3.34m x 3.18m (10'11" x 10'5")

Bathroom 2.44m x 1.77m (8'0" x 5'9")

Separate wc

Outside

The front garden is designed for ease of maintenance being laid to slate chippings bordered by flower borders having various shrubs and some picket fencing. Long Driveway with outside tap and light.

Garage 5.60m x 2.49m (18'4" x 8'2")
(approximate internal measurements) having power & light, door to side and up-and-over door.

Rear Garden 16.76m in depth (55' in depth)
Enjoys a good degree of seclusion and has been nicely landscaped for ease of maintenance having areas laid to slate chippings and lawn, side gate.

Outhouse/Store 4.72m x 2.90m (15'5" x 9'6")
Offering much potential and uses, ideal for extra storage.

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 spacious entrance hall has a digital wall thermostat, built-in cupboard with automatic light housing a Vaillant gas fired combi boiler (serviced June 2025), adjacent built-in shelved cloaks cupboard with automatic light and also houses the consumer unit and electric meter, access via a ladder to a good size part boarded and insulated loft with light.

A particular feature is the comfortable lounge having a fireplace with electric fire and there are fitted shutters to the large bay window.

The kitchen is well complemented with various matching wall and base units having ample work surfaces and includes a Zanussi electric oven and induction hob with extractor above.

There is an extended bathroom/wc having modern white suite consisting of a P-Shaped bath, wall shower having a rain head shower, heated towel rail, part panelled and tiled walls and in addition, the advantage of a separate wc.

