



## Drockmill Close, Polegate



- Substantially Extended
- Exceptional Home
- Stylish Design Bungalow
- Open Plan Reception
- Tastefully Fitted Kitchen
- 3-Bedrooms
- Dressing Rm & En Suite
- Ample Parking
- Garage/Workshop
- Lovely Garden



Freehold

£475,000



3 BEDROOM



1 RECEPTION



2 BATHROOM



1 GARAGE

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### DESCRIPTION

VIEWING IS A MUST - SEE OUR 3D VIRTUAL TOUR - Substantially Extended - Superb Open Plan Living - Master Bedroom with En Suite Dressing Room & En Suite Shower Room - Beautifully Designed Garden - Ample Parking - Gas c/h & Double Glazing

A beautifully presented and substantially extended 3-bedroomed detached bungalow offering stylish and contemporary living located in a small cul-de-sac. This exceptional home has been thoughtfully designed to create a light filled and spacious interior, with a particular highlight being the impressive open-plan kitchen and lounge/dining room. This stunning space is perfect for modern living and entertaining, featuring full-width bi-fold doors that seamlessly connect the indoors with the garden. The room further benefits from underfloor heating and elegant LED lighting strips, creating a warm yet contemporary atmosphere. The kitchen itself is tastefully fitted with a range of quality units and includes an electric oven, induction hob and extractor hood.

The accommodation continues with a separate inner utility room, a master bedroom, complete with a fitted double bed and has access to a dressing room as well as a stylish en suite shower room. There are two further well proportioned double bedrooms, both with fitted wardrobes/cupboards - with bedroom three also benefiting from a pull-down bed for added versatility. A luxurious family bathroom completes the interior, featuring a spa/jacuzzi bath for a touch of indulgence.

Externally, the property offers ample off road parking to the front, along with a shared driveway leading to a large garage with access to a workshop. The rear garden is a true feature of the home, beautifully designed in a Mediterranean style with a southerly aspect, offering a high degree of seclusion. With its white painted walls and attractive paving, it provides a perfect space for relaxing or entertaining.



## Drockmill Close, Polegate

Entrance Porch/Utility 2.40m x 0.9m (7'10" x 2'11")

Hallway

Extended Open Plan Reception/Kitchen

Sitting Room Area 6.2m x 4.3m (20'4" x 14'1")

Dining Area 6.1m x 2.3m (20'0" x 7'6")

Kitchen 3.50m x 3.40m (11'5" x 11'1")

Inner Utility Room 2.9m x 1.9m (9'6" x 6'2")

Master Bedroom 3.60m x 3.00m (11'9" x 9'10")

Dressing Room 2.40m x 2.00m (7'10" x 6'6")

En Suite Shower Room 3.10m x 1.50m (10'2" x 4'11")

Bedroom 2 4.00m x 3.60m (13'1" x 11'9")

Bedroom 3 3.68m x 3.12m (12'1" x 10'3")

Bathroom 2.40m x 1.70m (7'10" x 5'6")

Outside

The front is mainly brick paved providing Ample Off Road Parking, outside power, area of lawn with various established plants and trees. Shared Driveway to Garage. Having an electric roll-up door, power and light and access to a useful workshop area.

Rear Garden

The charming rear garden benefits from a southerly aspect and a good degree of privacy, thoughtfully

designed in an elegant Mediterranean style. It features attractive paved areas complemented by raised flower beds and whitewashed walls, creating a bright and inviting atmosphere. A superb seating area provides the perfect space for both entertaining and unwinding, while additional highlights include an outhouse/store, ambient LED lighting, a practical side storage area, a convenient personal door leading to the garage/workshop, and a side access gate.

Council Tax

The property is in Band D. The amount payable for 2026-2027 is £2,760.72.

The front entrance porch has fitted utility cupboards with plumbing for washing machine and further appliance space. There are two built-in storage cupboards in the hallway - one housing the consumer units and electric meter, and there is a thermostat, which is also on a Hive app system. Access to the loft is in bedroom three, via a ladder and is mostly boarded, has a light, insulated and also houses an Alpha gas fired combi boiler. Throughout the property is various coloured LED strip lighting and there is underfloor heating in the extended reception areas and kitchen.

Location

The property is approximately 1 mile from Polegate High Street, which has various shops, medical centres, bus services and a mainline railway station. Within walking distance is a convenience store at Pevensey Road, where buses also pass, and a Lidl supermarket towards the end of Dittons Road. From nearby Levett Road, is access to The Cuckoo Trail, providing many countryside walks and cycling routes.