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PROTECTED

PRS Property
Redress
Scheme



34 Dover Road, Polegate, East Sussex, BN26 6LF
£350,000



Surridge Mison
ESTATES

CHAIN FREE

A bright, spacious & well presented chalet style bungalow situated in a quiet spot within sought after Polegate. With two double bedrooms over two floors, two reception rooms plus a sun lounge, a modern kitchen, stylish shower room, driveway, garage and a pretty rear garden, whilst being within close proximity to the mainline train station, this home is not to be missed.

There is a feeling of light and space throughout the property, and it further benefits from double glazing and gas central heating. You arrive into the entrance hallway, which has two built in storage cupboards, and the first room is bedroom two which is double aspect and has built in wardrobes. Onto the lounge, with a bay window overlooking the front and a feature fireplace. There is also a modern shower room. Into the rear of the ground floor, which has an open plan feeling whilst still having separate spaces. The kitchen is fitted with a range of wall and base units, with plenty of space for appliances, and has a feature breakfast bar. This leads onto the bright sun lounge, which has two sets of Patio doors leading onto the rear garden. The sun lounge is open to the dining room, which has plenty of space for entertaining, and stairs leading to the first floor.

Tucked away on the first floor is the main bedroom, which is double aspect, and has plenty of built in storage aswell as a wash hand basin. Outside, to the front the property boasts a driveway providing ample off road parking and a detached garage. The rear garden has been beautifully landscaped with both a lawned area and a patio, and mature trees allowing for a sense of seclusion and privacy. There is also a shed, gated side access and a personal door to the garage.

It is situated within sought after Polegate, close to The Cuckoo Trail and with excellent access to local amenities, schools, and transport links, including mainline train station. Polegate has a vibrant high street, with a range of shops & cafes, along with excellently rated schools. The property is well connected, being within close proximity to Polegate train station, which has direct links to Eastbourne, Brighton, Gatwick & London. There are also good bus routes and road links providing straightforward connections to nearby towns including Eastbourne, Lewes, Brighton & Tunbridge Wells.





Entrance Hall - 5.18m x 1.02m (17'0" x 3'4")

Double glazed wooden door to front. Wooden flooring with fitted matting. Built in cloaks cupboard and shelved storage cupboard. Radiator. Coved ceiling.

Bedroom Two - 2.46m x 2.24m (8'1" x 7'4")

Double aspect room with double glazed windows to front and side. Built in wardrobes. Radiator. Carpeted. Coved ceiling.

Lounge - 4.44m x 3.4m (14'7" x 11'2")

Double glazed bay window to front. Feature fireplace with tiled hearth. Picture rail. Coved ceiling. Radiator. Carpeted.

Shower Room - 2.49m x 1.6m (8'2" x 5'3")

Two double glazed opaque windows to side. Vinyl flooring and fully tiled walls. Inset spotlights. Chrome towel rail. Extractor fan. Modern suite comprising of walk in shower cubicle, wash hand basin set within vanity unit and W.C with concealed cistern.

Kitchen - 3.38m x 2.64m (11'1" x 8'8")

Double glazed window to side. Wooden flooring. Coved ceiling. Inset spotlights. Loft access. Radiator. Fully fitted with a range of white wall and base units with space and plumbing for washing machine, fridge/freezer and dishwasher. Space for double gas cooker with stainless steel splashback and cooker hood. Wooden work surfaces with breakfast bar area, and inset ceramic 1 and 1/2 bowl sink and drainer unit.

Sun Lounge - 6.12m x 2.64m (20'1" x 8'8")

Patio doors to side and rear. Wooden flooring. Radiator.

Dining Room - 3.89m x 3.33m (12'9" x 10'11")

Wooden flooring. Coved ceiling. Radiator. Stairs leading to first floor.

Bedroom One - 6.83m x 4.19m (22'5" x 13'9")

Double aspect room with two Velux windows to front and two Velux windows to rear. Built in wardrobes and eaves storage. Wash hand basin set within vanity unit. Radiator. Carpeted.

Garage - 7.39m x 3.02m (24'3" x 9'11")

Detached single garage with up & over door. Two windows to side and personal door to rear garden. Power and light.

Rear Garden

Mainly laid to lawn with patio area. Shed. Flower beds and borders. Mature trees. Fencing surrounds.

Driveway

Driveway providing ample off road parking. Flower borders. Gated side access.



Council Tax Band- C EPC Rating- D Tenure- Freehold

Utilities

This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating system
Solar Power; None
To check broadband visit Openreach:
<https://www.openreach.com/fibre-checker>
To check mobile phone coverage, visit Ofcom:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Surridge Mison Estates

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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

