TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£280,000 - £290,000



48 Western Avenue, Polegate, BN26 6EN

*** GUIDE PRICE £280,000 - £290,000 ***
This charming two bedroom semi detached bungalow occupies a generous plot and offers well proportioned and versatile accommodation, complemented by a private rear garden and driveway providing off road parking to the front. The property comprises two good sized bedrooms, a comfortable lounge featuring an attractive fireplace, a modern kitchen and a well appointed bathroom. Further benefits include a useful utility room and conservatory, providing additional living and practical space. Ideally situated in the popular town of Polegate, the property is conveniently positioned within easy walking distance of a comprehensive range of local amenities, including the mainline railway station, medical facilities, shops, restaurants and cafés. A number of well regarded local schools are also within walking distance, making this an appealing choice for a wide range of buyers. An attractive and versatile bungalow offering comfortable accommodation, excellent outside space and a highly convenient location, with a wealth of amenities and transport links close at hand.

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Main Features

- Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Kitchen
- Utility Room
- Conservatory
- Bathroom/WC
- Lawned Rear Garden
- Driveway For Two Vehicles

Entrance
Double glazed front door to-

Hallway
Radiator.

Lounge
11'8 x 9'3 (3.56m x 2.82m)
Radiator. Feature fireplace. Double glazed window to front aspect. Opening to-

Kitchen
7'5 x 7'0 (2.26m x 2.13m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with electric oven under. Space and plumbing for dishwasher. Wall mounted boiler (installed in November 2025). Part tiled walls. Double glazed window. Door to-

Utility Room
6'8 x 4'11 (2.03m x 1.50m)
Space and plumbing for appliances. Double glazed window to rear aspect. Double glazed door to garden.

Bedroom 2
10'6 x 9'3 (3.20m x 2.82m)
Radiator. Double glazed window to front aspect.

Bedroom 1
11'1 x 9'1 (3.38m x 2.77m)
Radiator. Double glazed sliding door to-

Conservatory
7'10 x 7'10 (2.39m x 2.39m)
Double glazed windows. Double glazed door to garden.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of a patio, a shed and gated side access.

Parking
A driveway to the front of the property provides off road parking for two vehicles.

COUNCIL TAX BAND = B

EPC =D

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.