TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

£435,000









43 Sunstar Lane, Polegate, BN26 5HS

A beautifully presented and extended three bedroom detached bungalow that has undergone significant improvement by the current vendors. Enviably situated on the popular Stud Farm development near Polegate High Street with its mainline railway station the bungalow benefits from a bay windowed lounge with inset log burner and rustic mantle, a refitted bathroom, there are three double bedrooms, two of which are currently interconnecting but could be separated with minimal work. The highlight is unquestionably the glorious kitchen/dining room extension to the rear with fitted appliances and quartz worktops, a utility room and bifold doors to the garden. The rear garden is laid to lawn and a driveway to the front of the property provides access to the garage. An internal inspection comes very highly recommended.

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Main Features

- Extended Detached Bungalow
- 3 Bedrooms
- Lounge
- Stunning Open Plan Kitchen/Dining Room
- Utility Room
- Bathroom/WC
- Secluded Lawned Rear Garden
- Driveway & Garage
- Close to Polegate High Street & Transport Links

Entrance
Double glazed front door to-

Porch
Wood effect flooring. Coved ceiling. Inner door to-

Hallway
Radiator. Wall lights. Coved ceiling. Airing cupboard housing hot water cylinder.

Lounge
13'4 x 11'9 (4.06m x 3.58m)
Radiator. Wood effect flooring. Coved ceiling. Inset log burner with tiled hearth and rustic mantle. TV point. Fitted TV unit and shelving. Double glazed bay window to front aspect.

Stunning Refitted Kitchen/Dining Room
21'5 x 18'4 (6.53m x 5.59m)
Extensive range of wall and base units, surrounding quartz worktop with inset double ceramic butlers sink and mixer tap. Five ring induction hob with glass splashback and extractor above. Eye level double oven. Integrated dishwasher. Inset spotlights. Wood effect flooring. Radiator. Double glazed window to rear aspect. Double glazed bifold doors to garden. Door to-

Utility Room
9'9 x 4'10 (2.97m x 1.47m)
Space and plumbing for washing machine and tumble dryer. Space for upright fridge freezer. Wood effect flooring. Inset spotlights. Extractor fan.

Bathroom/WC
Refitted white suite comprising of panelled bath with mixer tap and shower over. Pedestal wash hand basin. Low level WC. Wall mounted gas boiler. Part tiled walls. Inset spotlights. Frosted double glazed window.

Bedroom 1
13'4 x 11'8 (4.06m x 3.56m)
Radiator. Part panelled wall with wall lights. Coved ceiling. Double glazed bay window to front aspect.

Bedroom 2
11'7 x 9'7 (3.53m x 2.92m)
Radiator. Coved ceiling. Double glazed window to side aspect. Door to-

Bedroom 3
12'2 x 9'8 (3.71m x 2.95m)
Radiator. Double glazed window to rear aspect.

Outside
The rear garden provides a high level of seclusion, it is mainly laid to lawn with an area of decking and a variety of flower beds, mature trees and shrubs. There is gated side access and a door to the-

Garage
Up and over door.

Parking
A driveway provides off road parking.

COUNCIL TAX BAND = D

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.