

Freehold

 3 Bedroom 2 Reception 1 Bathroom**£279,950**

23 Albert Road, Polegate, BN26 6BS

Being sold CHAIN FREE, this older style terraced house in Polegate is just yards from the High Street shops and mainline railway station. Having three bedrooms and two receptions, there is a fitted kitchen and a bathroom/wc with gas fired central heating and a newly installed gas boiler. The rear garden extends to approximately 70' in length. The Cuckoo Trail is also easily accessible as are a range of local schools.



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£279,950**Main Features**

- Terraced House
- 3 Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Bathroom/WC
- Mature Lawned Rear Garden

Entrance

Double glazed door to-

Entrance Vestibule

Double glazed window. Inner door to-

Sitting Room

11'0 x 11'0 (3.35m x 3.35m)

Radiator. Double glazed window to front aspect.

Dining Room

12'03 x 11'0 (3.73m x 3.35m)

Radiator. Double glazed window.

Kitchen

16'11 x 6'0 (5.16m x 1.83m)

Radiator. Double glazed window to rear aspect. Double glazed door to rear.

Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft (not inspected).

Bedroom 1

12'10 x 11'04 (3.91m x 3.45m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

11'01 x 9'04 (3.38m x 2.84m)

Radiator. Double glazed window to front aspect.

Bedroom 3

7'10 x 7'09 (2.39m x 2.36m)

Radiator. Double glazed window to front aspect.

Bathroom/WC (New Suite)

Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Frosted double glazed window.

Outside

There is a mature lawned rear garden which extends to approximately 70' in length. Scope exists to create a hardstanding with there being vehicular access, subject to consents.

EPC = D.