



2 Bedroom



2 Reception



1 Bathroom

Freehold

£359,950



20 Sayerland Road, Polegate, BN26 6NX

Located on the outskirts of Polegate and just yards from the Cuckoo Trail, this spacious 'Whichello' built bungalow is semi detached and has two double bedrooms. The property features a refitted kitchen/breakfast room and an adjoining conservatory/dining/garden room with some appliances being integrated. In addition, there is a bathroom and separate wc and the gardens to front and rear are laid to lawn. To the side of the property is a long driveway which offers ample off street parking and leads to the covered car port. Polegate High street shops and the mainline railway station are approximately a quarter of a mile distant.



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Main Features

- Semi Detached Bungalow
- 2 Double Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Double Glazed Conservatory/Garden/Dining Room
- Bathroom
- Separate WC
- Lawned Gardens
- Driveway & Car Port

Entrance

Frosted double glazed door to-

Entrance Vestibule

Frosted inner door to-

Entrance Hallway

Radiator. Airing cupboard. Further store cupboard. Wood laminate flooring. Access to loft with ladder (not inspected).

Sitting Room

16'7 x 12'4 (5.05m x 3.76m)

Radiator. Fireplace with surround and mantel above with inset electric fire. Wood laminate flooring. Double glazed window to front aspect.

Kitchen/Breakfast Room

11'2 x 10'11 (3.40m x 3.33m)

Range of units comprising of single drainer sink unit and mixer tap with surrounding work surfaces and cupboards and drawers under. Inset four ring gas hob and eye level double oven. Integrated dishwasher. Space for fridge freezer. Space and plumbing for washer/dryer. Range of wall mounted units. Extractor. Breakfast bar and two stalls. Larder style cupboard.

Double Glazed Conservatory/Garden/Dining Room

10'10 x 9'11 (3.30m x 3.02m)

Radiator. Double glazed window to rear aspect.

Bedroom 1

13'2 x 11'10 (4.01m x 3.61m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Bedroom 2

10'10 x 10'8 (3.30m x 3.25m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

Bathroom

Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Separate WC

Low level WC. Frosted double glazed window.

Outside

There are mature lawned gardens to the front and rear of the property being well planted with trees, flowers and shrubs.

Parking

There is along driveway to the side that provides ample off street parking and leads to a covered car port.

Council Tax Band = C

EPC = C

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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.