Freehold

67 Brightling Road, Polegate, BN26 5AX

Guide Price £425,000 - £450,000

3 Bedroom | 1 Reception | 2 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

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*** GUIDE PRICE £425,000 - £450,000 ***
This exceptional three bedroom semidetached chalet bungalow has been thoughtfully extended, comprehensively renovated and stylishly presented throughout, creating an impressive contemporary home combining modern living with comfort and character. At the heart of the property is a stunning open plan kitchen and dining room, featuring sleek units and integrated appliances, providing an ideal space for family living and entertaining. A welcoming lounge with a charming log-burning stove offers a cosy retreat, while three generously proportioned bedrooms are complemented by a beautifully renovated family bathroom and separate contemporary shower room. Externally, the property enjoys a delightful private rear garden with an expansive decked seating area, ideal for outdoor dining and entertaining, together with a generous lawn. Planning permission was previously granted in May 2023 for a ground floor extension to the rear of the property, providing additional living and dining accommodation, offering further potential to enhance this already impressive home. Conveniently located within easy reach of local shops, schools and amenities, the property also benefits from excellent bus and mainline railway connections. The nearby Cuckoo Trail provides picturesque walking and cycling routes. An internal viewing is highly recommended to fully appreciate the exceptional standard of presentation, quality of accommodation and further potential this wonderful home has to offer.

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Main Features

- Immaculate Semi Detached Bungalow
- 3 Bedrooms
- Lounge
- Open Plan Kitchen/Dining Room
- Ground Floor Bathroom/WC
- Shower Room/WC
- Lawned Rear Garden
- Driveway
- Close to Local Shops & Transport Links

Entrance
Double glazed door to-

Entrance Hallway
Radiator. Storage cupboard.

Lounge
14'2 x 10'6 (4.32m x 3.20m)
Radiator. Feature fireplace with inset wood burner. Stairs to first floor. Double glazed window to front aspect.

Kitchen/Dining Room
24'9 x 12'4 (7.54m x 3.76m)
Fitted range of wall and base units with surrounding quartz worktop with undermount sink unit and mixer tap. Induction hob with electric oven under and extractor over. Integrated fridge freezer and dishwasher. Breakfast bar. Two radiators. Two double glazed windows to rear aspect. Double glazed patio doors to garden.

Ground Floor Bathroom/WC
Bath with mixer tap. Low level WC. Vanity unit with inset wash hand basin and mixer tap. Cupboard housing space and plumbing for washing machine and tumble dryer. Heated towel rail. Frosted double glazed window.

Bedroom 2
10'4 x 10'0 (3.15m x 3.05m)
Radiator. Double glazed window to front aspect.

Stairs from Ground to First Floor
Eaves storage. Velux window.

Shower Room/WC
Large shower enclosure with rainwater shower head and handheld shower attachment. Low level WC with concealed cistern. Vanity unit with quartz worktop and wash hand basin with mixer tap. Heated towel rail. Velux window.

Bedroom 1
13'5 x 11'5 (4.09m x 3.48m)
Two radiators. Two built in wardrobes. Two double glazed windows to rear aspect.

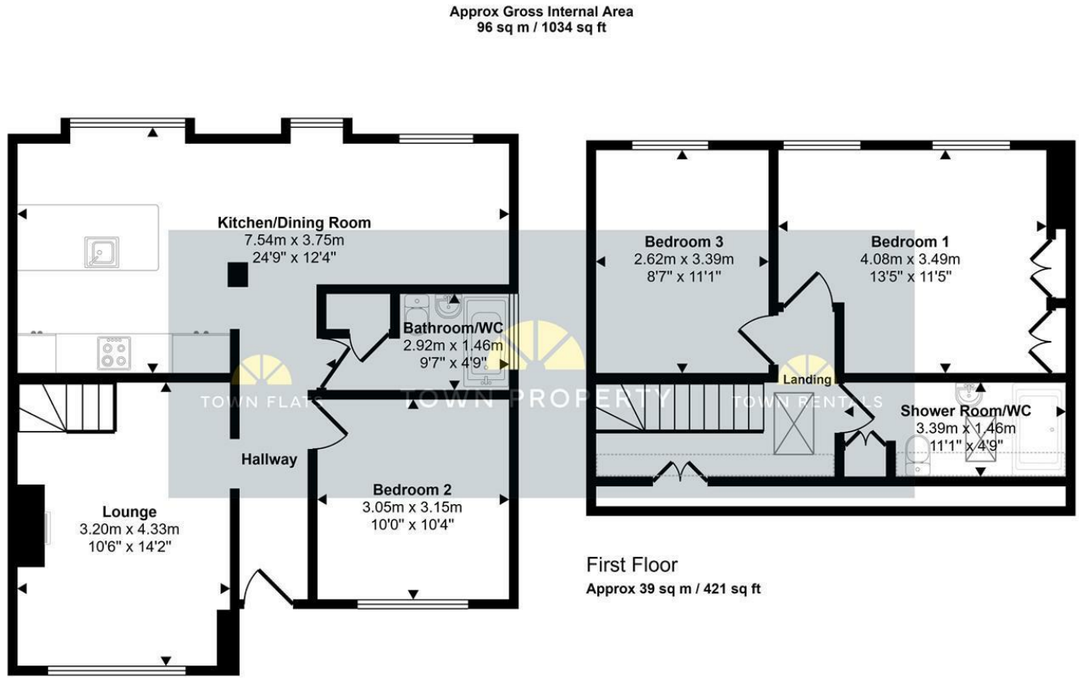
Bedroom 3
11'1 x 8'7 (3.38m x 2.62m)
Radiator. Double glazed window to rear aspect.

Outside
The rear garden is mainly laid to lawn with a large decking area and pergola adjoining the bungalow. There is a garden shed and a variety of mature trees and shrubs.

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

EPC = D

COUNCIL TAX BAND = C



Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.