



67 Pevensey Road, Polegate, East Sussex BN26 6HP





Step into this fabulous 3-bedroom semi-detached family home, brimming with charm and character. Featuring picture rails, bay windows, and a cosy open fireplace in the living room, this house exudes a warm and inviting atmosphere. This home boasts a spacious conservatory, providing a lovely room to enjoy garden views year-round, and an open-plan kitchen off the dining room. Upstairs, you'll find three bedrooms and a family bathroom. The property offers immense potential with a large rear garden and side access. Many neighbouring properties have extended to create additional living space or expanded the kitchen. With ample attic space, there's also the possibility to extend upwards, subject to necessary permissions. Viewing is highly recommended.



## Description

AP Estate Agents proudly presents this charming 3-bedroom semi-detached home, a delightful blend of period features and modern living. Dating back to the 1930s, this property boasts picture rails, higher ceilings, an open fireplace, and a bay window, all adding to its character. The current vendors have thoughtfully created an open-plan kitchen and dining area, as well as a spacious conservatory at the rear, perfect for enjoying the lovely large garden year-round. This home offers the perfect blend of original charm and contemporary comfort.

### INSIDE THE PROPERTY

Step into this inviting home through a convenient double-glazed porch with a tiled floor, the perfect spot to kick off your shoes and store your coats. As you enter, you'll find a welcoming hallway with stairs leading to the first floor. The hallway features a handy under-stairs cupboard and an additional storage cupboard accessible from outside. The living room is a delightful family space, boasting an attractive bay window and a decorative ceiling. Enjoy the cosy open fire, with alcoves on either side that are perfect for shelving or storage. The room feels light and airy, creating a warm and inviting atmosphere.

At the rear of the property, you'll find a recently renewed kitchen, featuring a stylish range of gloss units that provide ample storage with both wall and base units, including drawers. The kitchen is equipped with plumbing for a washing machine, an integrated electric oven with a halogen hob and extractor above, and a neatly fitted fridge freezer in a cupboard next to the back door. The striking combination of light-colored units, black worktops, and charcoal flooring creates a modern and inviting space. The open aspect to the dining room allows for a seamless flow, with space for a table. Double doors lead out to a spacious conservatory with wooden flooring, offering a relaxing spot to enjoy views over the lovely garden.

### UPSTAIRS

The decorative charm continues on the first floor, with picture rails and decorative ceiling displays in each room, a delightful nod to the 1930s style. The main bedroom, located at the rear of the property, overlooks the serene garden and features built-in cupboards for hanging and shelving. The current owners have comfortably fitted a super king-sized bed in this room.

Bedroom 2, situated at the front of the property, is equally spacious and boasts double aspect windows that offer views over the driveway and beyond. Bedroom 3 is currently used as an office space but has previously accommodated a single bed. On the landing, you'll find an airing cupboard housing the hot water tank, with ample shelving for storage. There's also access to the partially boarded and fully insulated loft area. The bathroom features a classic white suite, including an older style close-coupled toilet, pedestal wash basin, and a paneled bath with an electric shower and screen. A frosted window faces the rear of the property, ensuring privacy while allowing natural light.









#### OUTSIDE

Approached via a slip road that serves several neighboring properties, this home feels well set back with minimal traffic passing in front of your driveway. The driveway, made with flagstones, is concealed by tall hedging on one side and fencing on the other, providing parking for a couple of vehicles. A gate to the side of the property offers convenient access to the rear garden. The rear garden is a delightful space, mostly laid to lawn with a couple of timber sheds at the back. The garden is adorned with a few trees and hedges along the boundary, and a shingle patio area abuts the house, perfect for outdoor relaxation. The generous garden size allows for potential extensions, as seen in other properties along the road, without compromising the outdoor space.

#### LOCATION

Conveniently situated just over half a mile from the town center of Polegate, this outlying town of Eastbourne is highly significant due to its mainline train station. With direct routes to London, Gatwick, and connections to the Eurotunnel, Polegate offers excellent transport links. Not just rail but bus services and the road connections, Polegate is found at a junction between the A22 and A27 helping you to easily navigate around.

The area boasts a delightful array of shops, including charming coffee shops, snack bars, and a Costa Coffee, along with a variety of fast food takeaways to satisfy your cravings. For your health needs, there's a main doctor's medical center, several nearby pharmacies, dentists, and opticians. With the Downs visible in the distance, you're never far from wonderful walking trails and breathtaking scenery. Plus, the glorious coastline is just a few miles away, offering even more opportunities for outdoor enjoyment.

Hastings 16 miles away, Hailsham 8 miles away, Brighton 26 miles away, Gatwick airport 49 miles away

DIRECTIONS: <https://w3w.co/urgent.exams.puddles>

**Local Authority:** Wealden

**Services (not checked or tested):** Mains Gas, Water, Drainage.

**Tenure:** Freehold

**EPC:** EPC Rating D

**Council Tax Band:** C

**Guide Price £365,000**

**Viewings**

Strictly by Appointment Only







**Disclaimer:**

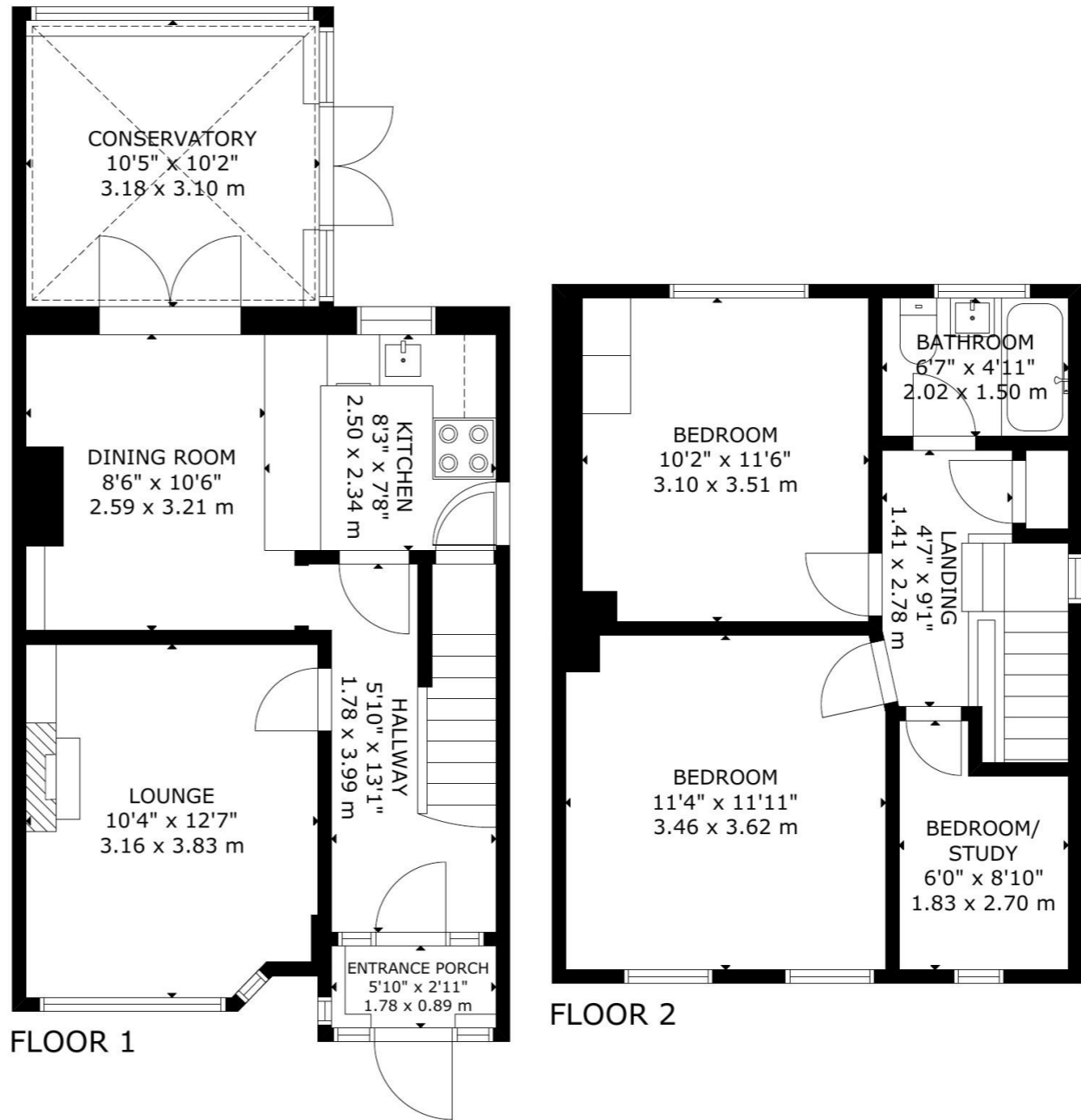
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GROSS INTERNAL AREA  
 TOTAL: 88 m<sup>2</sup>/939 sq ft  
 FLOOR 1: 48 m<sup>2</sup>/513 sq ft, FLOOR 2: 40 m<sup>2</sup>/426 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

