



41 Gosford Way, Polegate, East Sussex BN26 6DP



Seize the opportunity to transform this charming semi-detached bungalow into your dream home! Nestled in the corner of a close, this lovely property features 2 spacious double bedrooms, a generous lounge, a family bathroom, a single garage, and a full-width conservatory at the rear. Conveniently located less than a quarter of a mile from the high street, it's perfect for commuters with the train station just a short walk away.

PORCH
HALLWAY
LOUNGE
KITCHEN
CONSERVATORY

HALL
BEDROOM 1
BEDROOM 2
SHOWER ROOM

OUTSIDE
UTILITY ROOM
GARAGE



Description

AP Estate Agents proudly present a great opportunity to acquire this charming Semi-Detached bungalow that requires a little modernisation, but the flip side is that you can configure the inside to your own taste and style. Nestled in the corner of a close only 0.3 miles from the High street and mainline train station, this property is ready for its new owners. It has 2 double bedrooms a good size lounge, family bathroom and Kitchen. The added bonuses with this property are a long driveway with parking for several vehicles, a single garage, lean-to utility room and full width conservatory.

INSIDE THE PROPERTY

Step into this inviting home through a double-glazed porch, leading you into a welcoming hallway with laminate flooring and a handy storage cupboard. From here, you can access either the spacious lounge or the kitchen. The lounge is a generous size, featuring a large double-glazed window that floods the room with natural light. The focal point is an old-fashioned gas fire with a teak wooden surround, though many opt for a modern log burner as an alternative. The kitchen boasts a comprehensive range of wall, base, and shelving units, fully tiled with a herringbone effect floor. It includes a built-in electric oven, gas hob with extractor above, and space for a tall fridge within a cupboard next to the back door. This door leads to a convenient lean-to utility room, which is double-glazed with laminate flooring, providing a fantastic covered space between the house and garage. The utility room is equipped with plumbing for a washing machine, a radiator, and a new boiler. There are doors leading to both the front driveway and the rear garden, as well as an internal door to the garage, which has power and lighting.

Leading from the lounge, you step into a vestibule lobby area that provides access to the loft. The sellers mention that the loft is well-insulated but has limited boarding. There is potential to extend into the loft area, subject to professional advice and the necessary planning permissions.

The main bedroom is generously sized, offering ample space for a double bed and a range of bedroom furniture. It also features a built-in cupboard within the wall space. The window overlooks the conservatory, yet the room remains light and airy.

Bedroom 2 is another spacious double room with a single door leading out to the conservatory. This conservatory, with its double-glazed windows and polycarbonate roof, spans the entire width of the property, providing a delightful space to enjoy garden views year-round.

The bathroom is modern in design and fully tiled, featuring a white suite that includes a corner shower, pedestal wash basin, and low-level WC.

OUTSIDE

As you approach the property, you'll be greeted by a delightful, long driveway with ample parking for several vehicles. The front garden, beautifully lawned and adorned with low-growing hydrangeas, sets the property back nicely from the road, creating a welcoming entrance.

The rear garden is accessed through the lean-to utility room, providing added security. The garage features an up-and-over door, complete with power and lighting.

In the rear garden, you'll find a concrete hard standing area and a built-up platform with steps, perfect for a shed base. The majority of the garden

s laid to lawn, with various flowers, shrubs, and plants adding a touch of nature. This private garden is not overlooked by any properties at the rear, and the neighboring properties on either side are also bungalows, ensuring a secluded outdoor space.



i

ADDITIONAL INFORMATION

The rear garden faces a densely foliated bank approximately 30 feet high, which leads to the A22 just before the A27 turning at Polegate lights. Additionally, the railway line is in close proximity to the south of this bungalow. Please review the location on Google Maps to determine if this will impact your decision. It's worth noting that the previous owners lived here very happily.

LOCATION

Conveniently situated 0.3 miles 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

SERVICES: Mains gas, Electric, Water and Drainage. Fiberoptic is not connected to the property.

COUNCIL TAX Band C - £2,216.62

DIRECTIONS: <https://w3w.co/often.liked.kinks>

Local Authority: Wealden

Services (not checked or tested): Mains Gas, Electric, Water and Sewage

Tenure: Freehold

EPC: EPC Rating B

Council Tax Band: C

Guide Price £290,000

Viewings

By Appointment Only

Disclaimer:

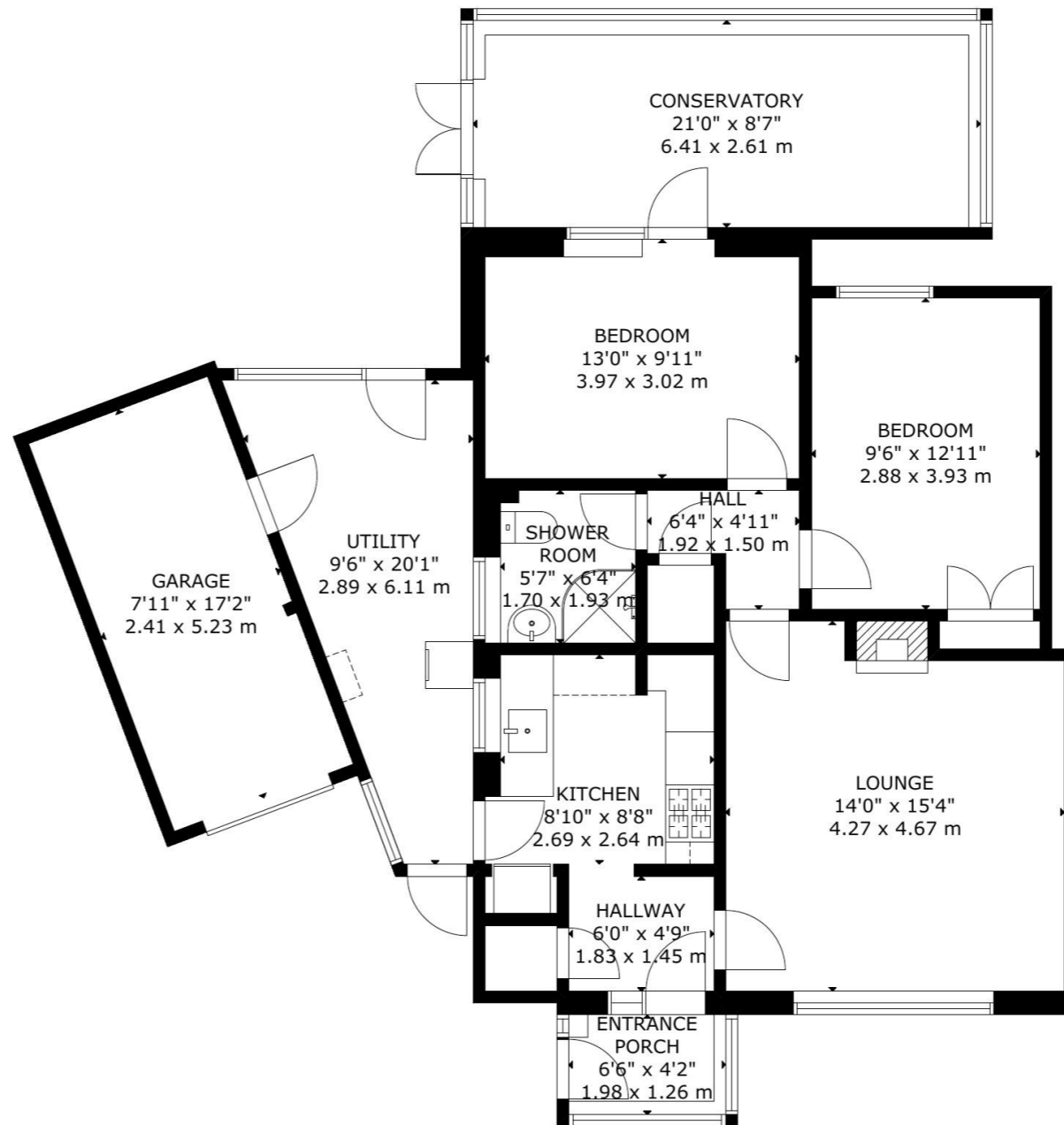
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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GROSS INTERNAL AREA
 TOTAL: 100 m²/1,072 sq.ft
 FLOOR 1: 100 m²/1,072 sq.ft
 EXCLUDED AREAS: GARAGE: 13 m²/136 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

