



30 Spurway Park, Polegate, East Sussex BN26 5DQ



Nestled in the sought-after Spurway Park area of Polegate, this delightful detached bungalow offers a fantastic opportunity to create your dream home. Positioned on a sought-after no-through road, the property presents a blank canvas for redecoration, allowing you to tailor it to your personal style. Inside, you'll find two well-proportioned bedrooms, a spacious and inviting lounge, and a thoughtfully designed kitchen that balances functionality with comfort. The home also benefits from a bathroom and a second WC, ensuring convenience for everyday living. Step outside to discover a generous, level lawned garden, framed by mature trees for added privacy. With its south-easterly aspect, the outdoor space enjoys plenty of sunshine, making the patio area an ideal spot for relaxing or entertaining. This bungalow is brimming with potential and offers the perfect foundation for a comfortable and stylish home in a desirable location.

- HALLWAY

LOUNGE

WC

KITCHEN

BEDROOM 1
- BEDROOM 2

BATHROOM

Description

AP Estate Agents proudly present this charming Detached Bungalow, brimming with potential to become your dream home. Set in a desirable location, this property offers a fantastic opportunity to unleash your creativity—whether it's a fresh new colour scheme or the perfect space to finally install the kitchen or bathroom you've always envisioned. One of the true joys of bungalow living is the generous plot it sits on, and this home is no exception. The level lawn at the rear provides a tranquil retreat, backing onto mature trees for added privacy and a picturesque setting. With scope for transformation and a wonderful foundation to build upon, this bungalow is ready to be shaped into something truly special.

INSIDE THE PROPERTY

Upon entering, you are welcomed into a bright and inviting hallway, where convenience meets practicality with a separate WC and wash basin + airing cupboard. To the left, the smaller of the two bedrooms offers built-in wardrobes with mirrored sliding doors, complete with shelving and hanging space for effortless organization. The main bedroom, positioned at the front of the property, features a charming bay window that fills the space with natural light, along with additional built-in wardrobes for ample storage. Throughout the home, double-glazed windows adorned with elegant lead lattice work add character and charm. The spacious lounge is a true highlight, offering double doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. A wood-surround fireplace with a stone back and hearth, complete with a gas flame fire, serves as a striking focal point, creating a warm and inviting atmosphere.

Located at the rear of the property, the kitchen enjoys direct access to the garden via a convenient back door, seamlessly connecting indoor and outdoor spaces. Designed for both functionality and style, it features a wide selection of cupboards and drawers, complemented by wall-mounted units and open shelving, perfect for displaying recipe books or decorative pieces. The light wood finish adds warmth and character to the space. Practicality is well considered, with dedicated space for a fridge and plumbing for a washing machine neatly tucked beneath the counter. The kitchen is also equipped with an eye-level electric oven with a grill above, a four-ring gas hob with an extractor fan, and a well-serviced wall-mounted boiler positioned in the corner, ensuring efficiency and convenience. This thoughtfully designed kitchen offers a great foundation for everyday living while providing scope for personalization.

The bathroom features a light sage-colored suite, including a panel bath with grab rails and a shower attachment integrated into the mixer taps. A matching pedestal wash basin and a low-level WC with a wooden seat complete the suite, offering a cohesive and classic look. The room is fully tiled, adorned with a delicate floral motif, adding a touch of character. While entirely functional, the space presents an excellent opportunity for modernization and reconfiguration, allowing the future owner to tailor it to their individual needs and style.

OUTSIDE

The front of the property boasts an attractive lawned frontage, complemented by a paved driveway leading to the front door and single attached garage. Low-growing hedges and carefully placed shrubs create a subtle yet stylish boundary, offering both privacy and curb appeal.



Continued

To the rear, the generous garden presents an exciting opportunity for those with a passion for landscaping. A paved patio, seamlessly adjoining the bungalow, provides the perfect spot for outdoor dining or relaxation. The secure fencing ensures a pet-friendly environment, while the shrub-lined lawn adds charm and greenery. A large summerhouse, positioned in one corner, offers versatile outdoor space—ideal for summer BBQs, a peaceful retreat, or even a hobby room, thanks to its abundance of natural light. Additionally, a timber-framed garden shed is neatly tucked away, providing practical storage for gardening tools. For added convenience, the garage is accessible from the rear garden, offering extra storage for bulkier items or secure parking for a vehicle if required.

LOCATION

Nestled in the sought-after Spurway Park area of Polegate offers a popular residential setting with excellent access to essential amenities. The property is just 0.5 miles from the high street, where you'll find a variety of shops, cafés, and local services. For commuters, Polegate train station is only 0.8 miles away, providing direct links to London, Brighton, and surrounding areas. Families will appreciate the proximity to well-regarded schools, while healthcare needs are well covered with nearby doctors' surgeries and medical outlets, ensuring convenience and peace of mind.

Gatwick Airport – Approximately 40 miles Eastbourne – Around 5 miles Brighton – Roughly 20 miles Lewes – About 12 miles Hailsham – Around 4 miles - This location offers the perfect balance of accessibility, making it an ideal place to call home.

DIRECTIONS: <https://w3w.co/took.wished.name>

Local Authority: Wealden

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

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: E

Offers in Region of £385,000

Viewings

By Appointment Only

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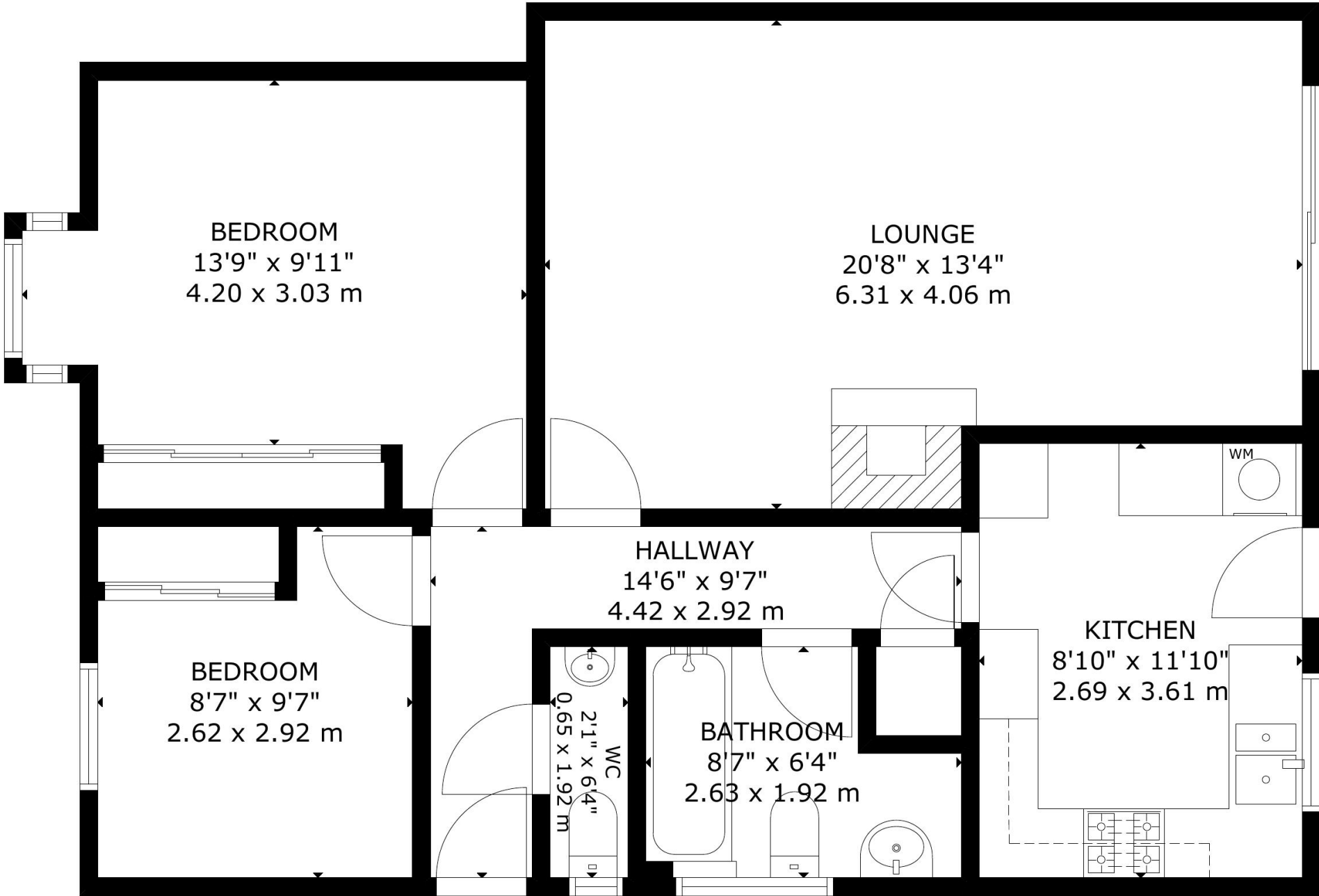
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GROSS INTERNAL AREA
TOTAL: 70 m²/758 sq.ft
FLOOR 1: 70 m²/758 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

