

# Crane & Co



## Price Guide

£280,000 - £310,000

3 Honeycrag Close, Polegate, East Sussex BN26 6QJ

 2 Bedroom  1 Bathroom  1 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



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Tucked away at the peaceful top end of sought after Honeycrag Close, this beautifully updated semi detached bungalow is where modern comfort meets easygoing charm. It's the kind of place that just feels like home from the moment you step inside. Wander through the front door into a light-filled, contemporary space designed with everyday living in mind. The open-plan kitchen and dining area blend seamlessly into the relaxed living zone, ideal for lazy Sunday mornings or hosting friends over a glass of wine. When you need a quiet moment, the sunny conservatory is the perfect spot to curl up with a book or create a calming home office. Step outside and you'll find an east facing garden that really makes the most of the morning sun. A mix of lawn, patio and decking gives you plenty of space to unwind, dine al fresco, or potter with your plants. There's even a storage shed and side gate for extra convenience. The front garden includes your own private parking space, with extra visitor parking just across the road. With a brand new electric boiler system and radiators, all the practical boxes are ticked too. The location is just a short stroll from Polegate's charming High Street, the train station, and great local schools, making it an ideal spot for an independent individual or couple who want a relaxed lifestyle with everything close at hand. Whether you're starting out, winding down, or simply looking for low maintenance living in a friendly community, this home has it all.

## Main Features

- Two bedrooms
- Semi Detached Bungalow
- Driveway
- Good Transport Links
- Close to Polegate Town

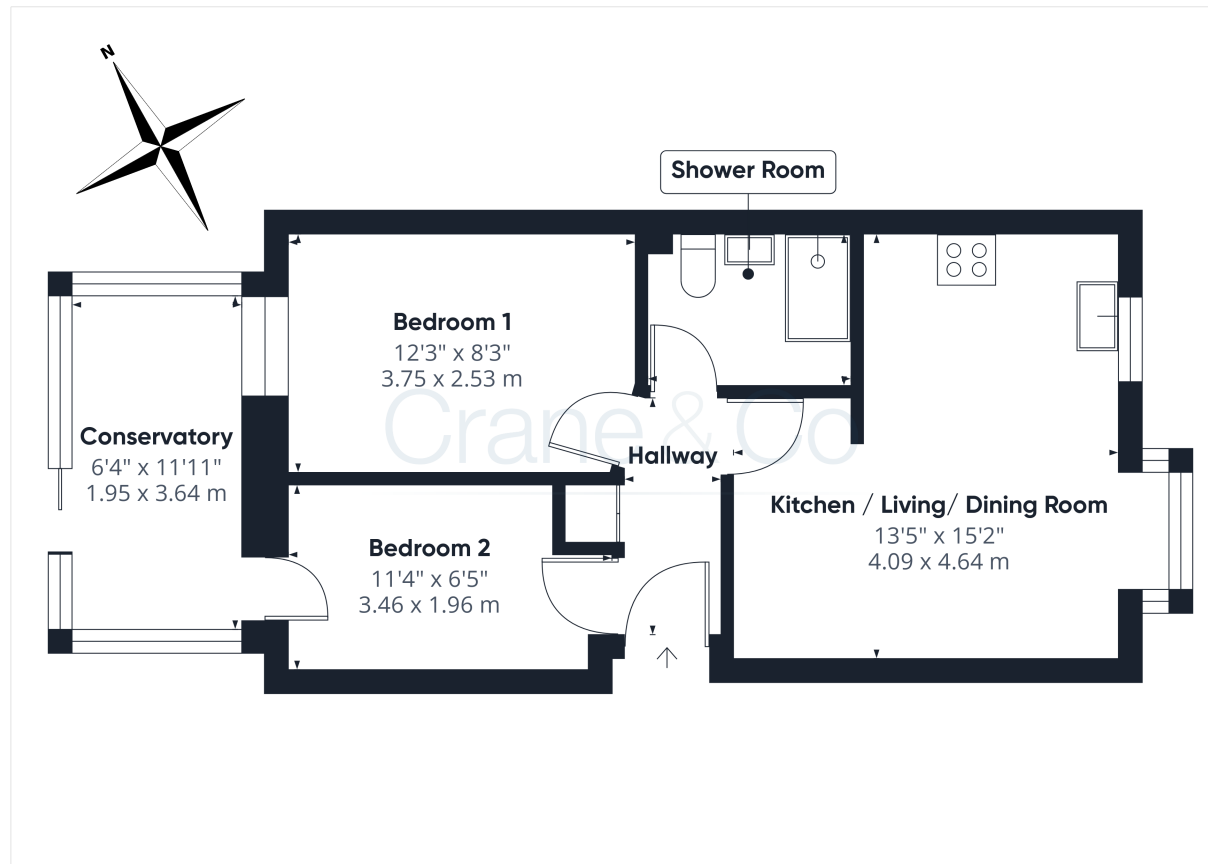
## Room Sizes

Entrance Hall  
Kitchen/Living/Dining Room - 15' 2" x 13' 5"  
Bedroom 1 - 12' 3" x 8' 3"  
Bedroom 2 - 11' 4" x 6' 5"  
Conservatory - 11' 11" x 6' 4"  
Shower Room

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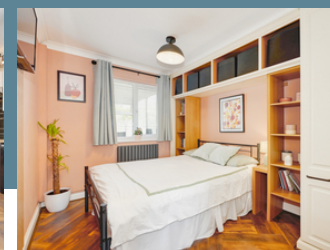
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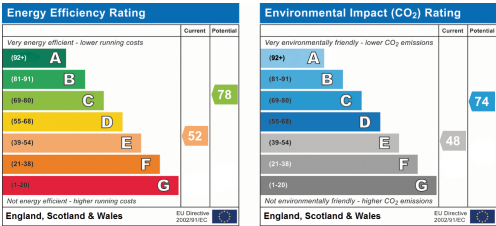
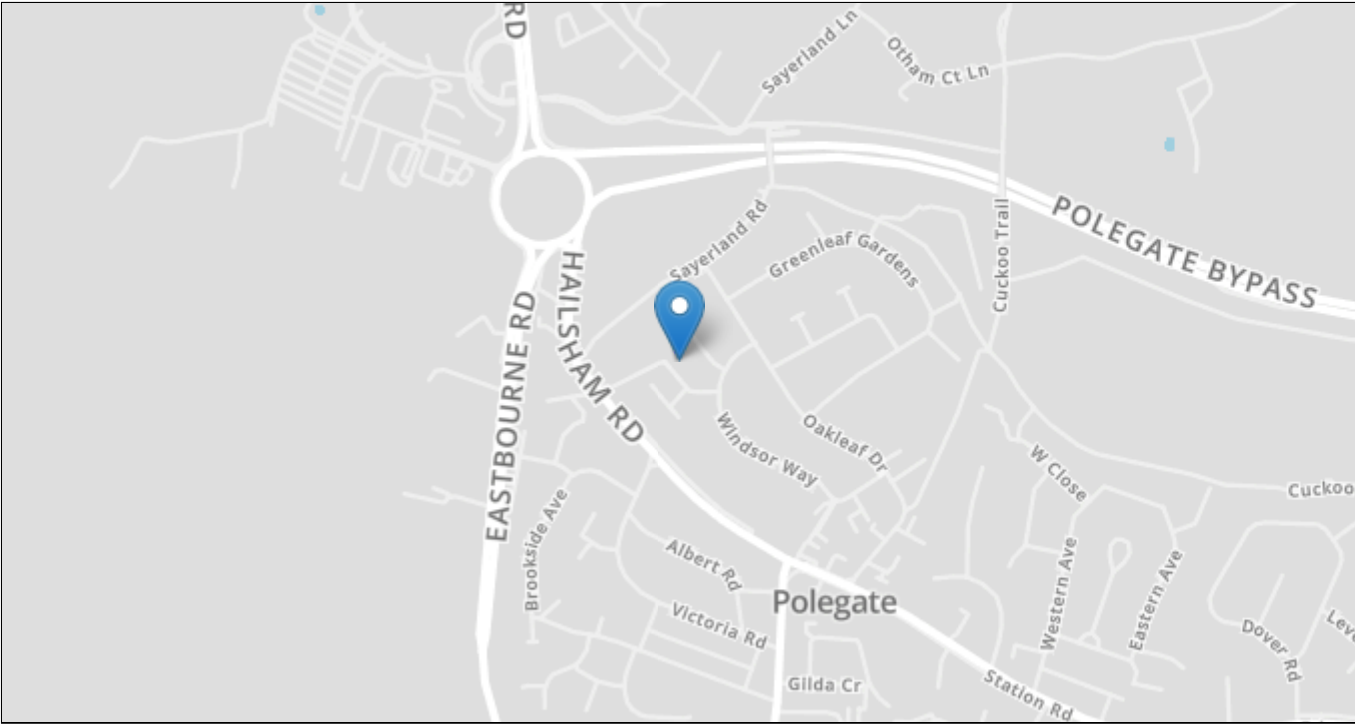
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