



PHIL HALL
ESTATE AGENTS



2 Mayfair Close
Polegate, BN26 5PP
£290,000



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Phil Hall Estate Agents brings to the market this well-presented two-bedroom semi-detached bungalow, tucked away in a quiet cul-de-sac and enjoying delightful open views towards the South Downs. Ideally located within walking distance of local shops and amenities, the property offers the perfect balance of peaceful living with convenient access to everything Polegate has to offer. This attractive bungalow is particularly suited to downsizers, retirees, or anyone seeking comfortable single-storey accommodation in a sought-after location.

The property is approached via an enclosed entrance lobby, providing a practical and sheltered welcome space. From here, there is access both into the main accommodation and directly to the rear garden, offering ease and convenience for everyday living. The lobby leads into a central entrance hall, which connects all principal rooms and creates a well-planned, accessible layout.

To the front, a spacious living/dining room is filled with natural light from a square bay window, framing the stunning outlook over the South Downs. A feature fireplace with decorative surround forms a welcoming focal point, and the generous proportions allow for both relaxing and entertaining.

The rear-facing kitchen is fitted with a range of wall-mounted and matching base units with work surfaces over, incorporating a built-in oven and hob, alongside space for an under-counter washing machine and fridge. With its garden-facing aspect, the kitchen offers a practical and bright space for everyday use.

The principal bedroom is located to the front and benefits from built-in wardrobes with sliding doors, providing excellent storage while maintaining a clean and spacious feel. The second bedroom overlooks the rear garden and features sliding patio doors, allowing versatile use as a guest bedroom, dining room, or home office. The shower room is well-appointed with a walk-in shower cubicle, WC, and wash hand basin, offering a modern and functional space.





LOCATION, LOCATION, LOCATION
Mayfair Close is perfectly positioned in a peaceful cul-de-sac, yet remains within easy reach of Polegate town centre, offering a range of local shops, cafés, and essential amenities. For commuters or those who enjoy exploring the wider area, Polegate train station is also easily accessible, providing convenient rail links to Eastbourne, Lewes, and beyond. The property is surrounded by beautiful countryside and is just a short drive from the South Downs National Park, offering scenic walks and outdoor leisure opportunities. Local schools, parks, and recreational facilities are also within easy reach, making this location ideal for a range of lifestyles, from retirees seeking tranquility to families and professionals looking for accessibility combined with charm and quiet.

Entrance Lobby
12'03 x 5'06 (3.73m x 1.68m)

Hall

Living Room/Dining Room
15'08 x 11'08 max (4.78m x 3.56m max)

Kitchen
9'06 x 7'10 (2.90m x 2.39m)

Bedroom One
11'10 x 8'11 (3.61m x 2.72m)

Bedroom Two
9'09 x 8'02 (2.97m x 2.49m)

Shower Room
6'07 x 5'11 (2.01m x 1.80m)

Outside
Externally, the property offers a driveway providing off-road parking and leading to a single garage, with lawned areas on either side enhancing the property's kerb appeal. The fully enclosed rear garden is thoughtfully designed with paved patios, lawn, and decking, creating versatile outdoor spaces for entertaining or relaxation.

Garage
15'10 x 8'03 (4.83m x 2.51m)



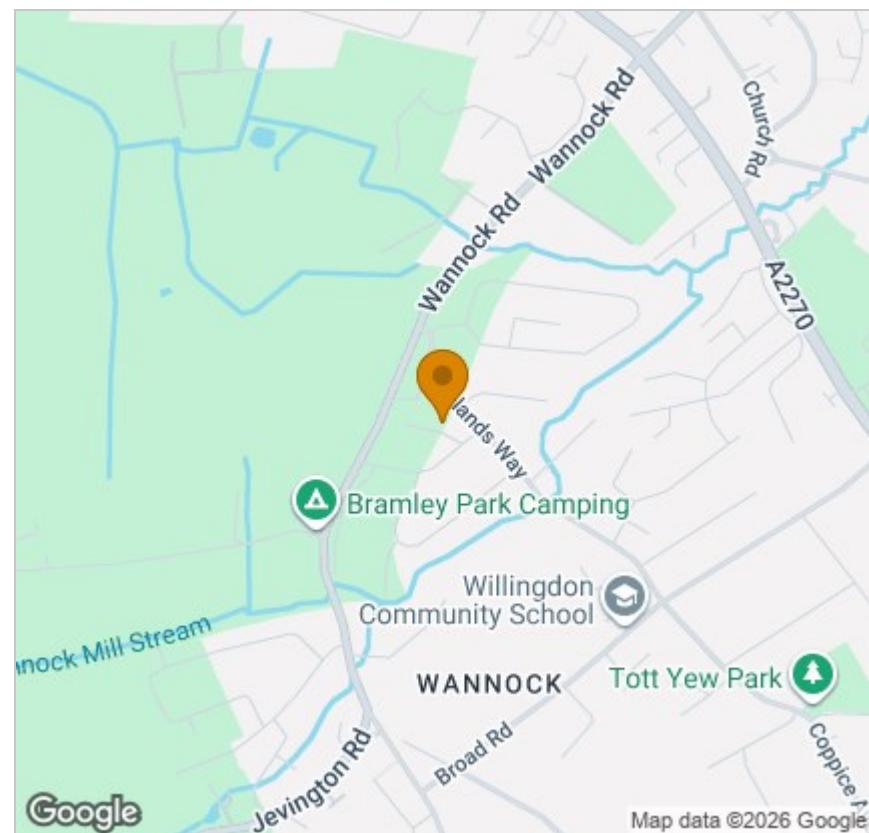
Floor Plan



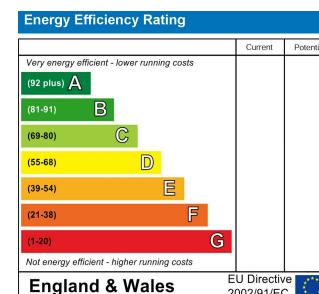
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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