



**Honeycrag Close  
Polegate  
East Sussex  
BN26**

**Offers In Excess Of £245,000**

**bettermove**

# Honeycrag Close Polegate

Bettermove are proud to present this 2 bedroom bungalow in Polegate.

The property benefits from double glazing, solar panels, and electric central heating throughout, with off street parking available via the driveway, and residents parking.

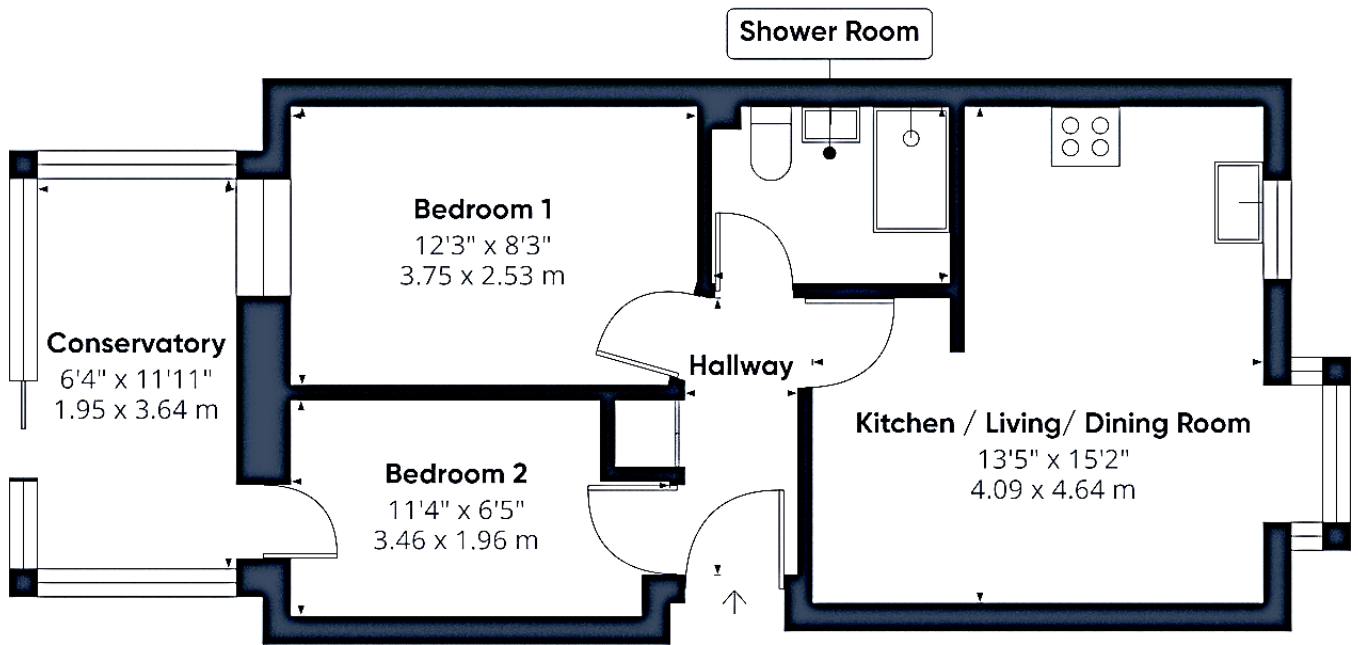
The council tax band is C.

The interior of this beautifully presented property comprises a spacious, open-plan living/dining/kitchen area, conservatory, two bedrooms, and a shower room. The exterior boasts a private, North East facing garden, with a mix of lawn, patio and decking, perfect for enjoying the summer months.

Located in the popular town of Polegate, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Polegate Railway Station, a variety of local bus routes, and quick access to the A27, and A22.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	90	93
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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