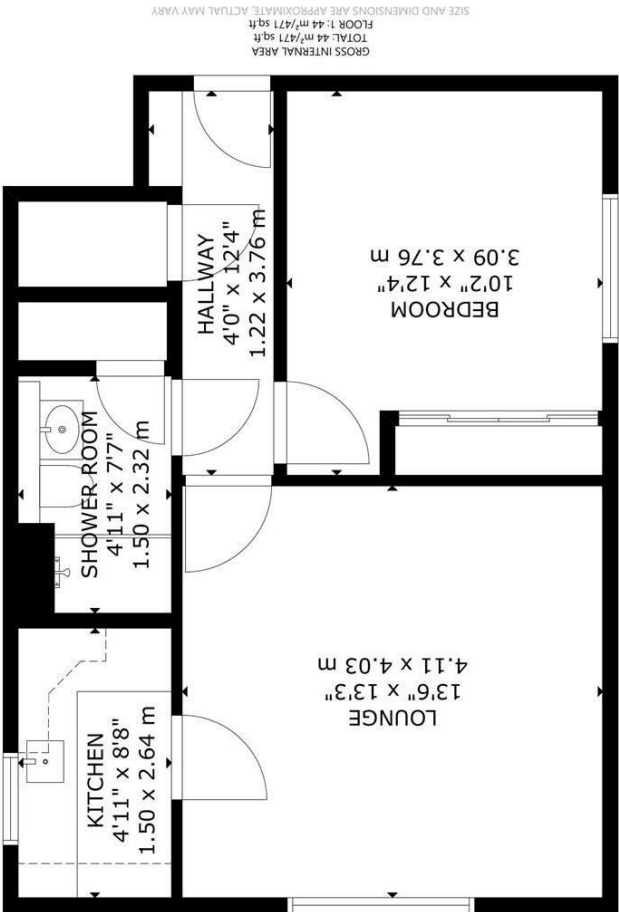
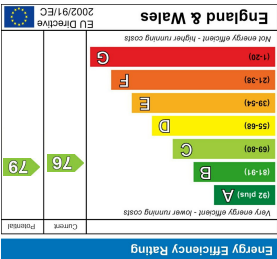




Brookside Avenue, Polegate



- Retirement Flat
- Over 60s
- 1-Bed First Floor
- Lounge
- Kitchen
- Shower Room/wc
- Com Heating & H/W
- 24-Hour Alarm
- Excellent Storage
- Updating Required



Leasehold

£75,000



1 BEDROOM



1 RECEPTION



1 BATHROOM



0 GARAGE

Brookside Avenue, Polegate

Brookside Avenue, Polegate

DESCRIPTION

RETIREMENT FLAT - Over 60s - First Floor - Updating Required - 24-Hour Alarm - Lounge - Kitchen - Bedroom - Shower Room/wc - Excellent Storage - Communal Heating & Hot Water - NO ONGOING CHAIN

A 1-bedroomed first floor flat requiring some updating forming part of this popular retirement development for the over 60s. The accommodation consists of a lounge with access to the kitchen, double size bedroom with fitted wardrobes and a modern shower room/wc with built-in linen cupboard. There is also a large walk-in storage cupboard with light, communal heating and hot water system (included in monthly charges), 24-hour alarm and entry phone. Guardian Court also provides a resident estate manager, communal staircase and lift, communal lounge and laundry with outside drying area and a guest suite with separate shower.

Guardian Court is conveniently located for Polegate High Street, which has a variety of shops, medical centres, bus services and a mainline railway station, connecting with Eastbourne, Brighton and London Victoria. Buses also pass along Hailsham Road, which is at the rear of Guardian Court and Polegate Community Centre is nearby, at Windsor Way.



Brookside Avenue, Polegate

Communal Entrance with entry phone system into Communal Hall. Staircase and lift to First Floor and private front door into Hallway.

Lounge 4.06m x 3.99m (13'3" x 13'1")

Kitchen 2.58m x 1.51m (8'5" x 4'11")

Bedroom 3.10m min x 3.07m (10'2" min x 10'0")

Shower Room 2.28 max x 1.27m (7'5" max x 4'1")

Outside
Guardian Court is set within nicely maintained Communal Gardens where there is also a Communal Patio. Adjacent to the garages is a mobile scooter store and there are Communal Parking Areas.

Council Tax
The property is in Band B. The amount payable for 2025-2026 is £2,042.74. This information is taken from voa.gov.uk