

Brookside Avenue, Polegate



- Retirement Flat
- For Over 60s
- Second Floor (top)
- Nicely Presented
- Modern Kitchen
- Lounge
- Double Bedroom
- Tiled Shower Room/wc
- Large Storage Cupboard
- 24-Hour Alarm System

## Leasehold

£100,000



 1 BEDROOM



1 RECEPTION



#### 1 BATHROOM



à GARAGE

Brookside Avenue, Polegate

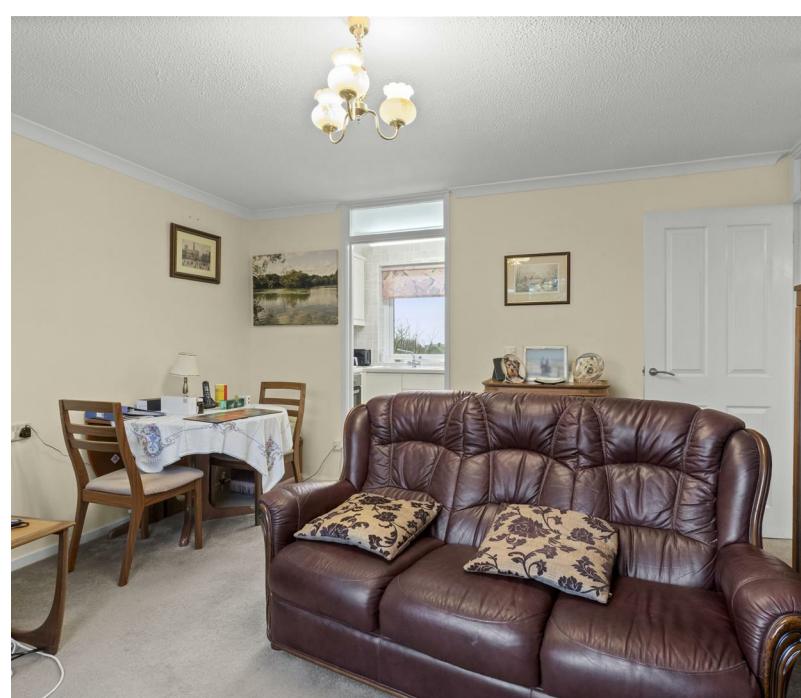
## Brookside Avenue, Polegate

### DESCRIPTION

Retirement Flat - For Over 60s - Nicely Presented - Second Floor (top) - Modern Kitchen - Lounge - Double Bedroom - Shower Room/wc - Large Store Cupboard - 24-Hour Alarm - Resident Estate Manager - Communal Heating & Hot Water - Lift

A nicely presented 1-bedroomed second (top) floor flat forming part of this most popular retirement development for the over 60s. The accommodation features a hallway with large walk-in storage cupboard, pleasant lounge with a lovely woodland outlook, modern kitchen, tiled shower room/wc and a double size bedroom with fitted wardrobes. There is also communal heating & hot water, which is included in the service charges and double glazed windows. Guardian Court also has a resident estate manager, 24-hour alarm system, entry phone as well a communal lounge and laundry room with outside drying area, guest suite with separate shower room, communal staircases and lifts. NO ONWARD CHAIN.

Guardian Court is conveniently located for Polegate High Street, which has various shops, medical centres, bus services and a mainline railway station. Bus services also pass along Hailsham Road, just at the rear of Guardian Court, and Polegate Community Centre is close by, located at Windsor Way.



### Brookside Avenue, Polegate

Communal Entrance into Communal Hall. Staircase and lift to second floor (top) and private front door into Hallway.

Lounge 4.06m x 3.95m (13'3" x 12'11")

Kitchen 2.59m x 1.51m (8'5" x 4'11")

Bedroom 3.72m x 3.06m (12'2" x 10'0")

Shower Room 2.31m x 1.50m (7'6" x 4'11")

#### Outside

There are nicely maintained Communal Gardens with a lovely Communal Patio area as well as Communal Parking Areas. Adjacent to the garages are dustbin stores and a Communal Mobility Scooter store.

#### 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](http://voa.gov.uk)

Guardian Court also includes a Communal Lounge, laundry room with outside drying area and a guest suite with separate shower room.