



Leasehold

£130,000



1 BEDROOM



1 RECEPTION



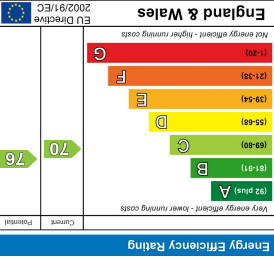
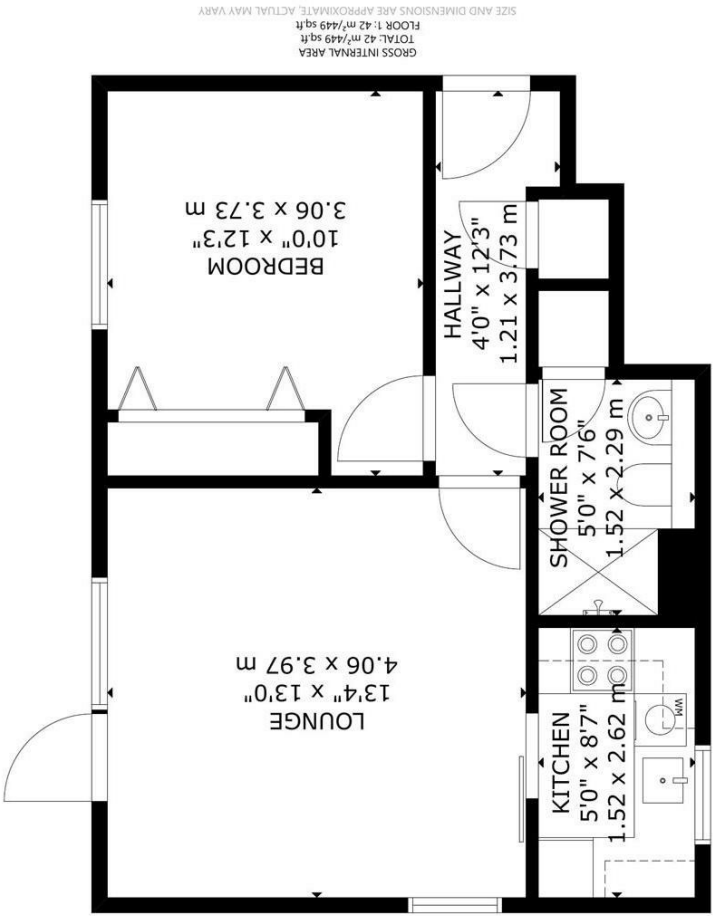
1 BATHROOM



1 GARAGE

Brookside Avenue, Polegate

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Brookside Avenue, Polegate

DESCRIPTION

Superb Ground Floor Retirement Flat - For The Over 60s - Patio Area - Lounge - Modern Kitchen - Double Size Bedroom - Shower/Wet Room - Garage - Communal Heating & Hot Water - 24-Hr Alarm - Resident Estate Manager - Communal Lounge & Laundry - Communal Gardens & Parking Areas - Storage Unit For Mobility Scooters.

A superb 1-bedroomed ground floor flat forming part of a popular retirement development for the over 60s. This most comfortable and tastefully presented flat features a delightful dual aspect lounge with access to a south-westerly patio area enjoying a degree of seclusion, modern fitted kitchen, good size bedroom having fitted wardrobes and a newly installed shower/wet room. There is communal heating & hot water, which is included in the maintenance charges, double glazing, entry phone system, large walk-in storage cupboard, and a garage. We have also been informed the sellers are currently in the process of obtaining a lease extension to 999 years. NO ONGOING CHAIN.

Guardian Court is set within nicely maintained communal gardens and also provides a resident estate manager and 24-hour alarm system, communal lounge and laundry with outside drying area, guest suite with separate shower room and there are communal parking areas as well as a storage unit for mobility scooters. It is conveniently located for Polegate High Street, which has a variety of shops, medical centres, bus services and a mainline railway station. Buses also pass along Hailsham Road and The Community Centre is close by, at Windsor Way.



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Communal Entrance to Communal Hallway and private front door into -

Lounge 4.03m x 3.97m (13'2" x 13'0")

Kitchen 2.59m x 1.53m (8'5" x 3'3",173'10")

Bedroom 3.09m x 3.06m (10'1" x 10'0")

Shower Room 2.28m x 1.51m (7'5" x 4'11")

Garage
(No 6) these are approx internal measurements) having an up-and-over door.

Outside
Guardian Court is set within nicely maintained Communal Gardens where there is a Communal Patio Area and Communal Parking.

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

The flat has communal heating and hot water (included in the monthly maintenance charges) as well as double glazing.

From the entrance hall is access to a large walk-in storage cupboard, which has power and light, shelving and also houses the consumer unit.

The bright dual aspect lounge has a double glazed door providing access to a patio area enjoying a degree of seclusion with a south-westerly aspect (please note it is use of the patio area as this does not form part of the lease)

kitchen is tastefully fitted with matching wall and base units and has space for an electric cooker with extractor above, plumbing for a washing machine and further space for a fridge/freezer.

Bedroom is of double size and has fitted wardrobes.

The recently installed shower room/wet room has part panelled walls with a low level Mira shower, fitted fold-down seat, shower screens and curtain rail, extractor and access to a good size shelved linen cupboard with power and light.