



- 1-Bed Top Floor Flat
- For Over 60s
- Living Room with Views
- Modern Kitchen
- Shower Room/wc
- Large Bedroom
- Lifeline/ Estate Manager
- Lift, Com Lnge & Laundry
- Com Gardens & Parking
- Council Tax B & EPC=C

Leasehold

£99,950



1 BEDROOM



1 RECEPTION



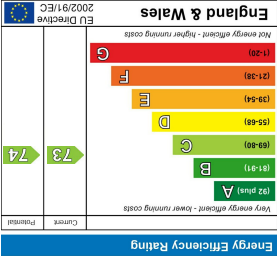
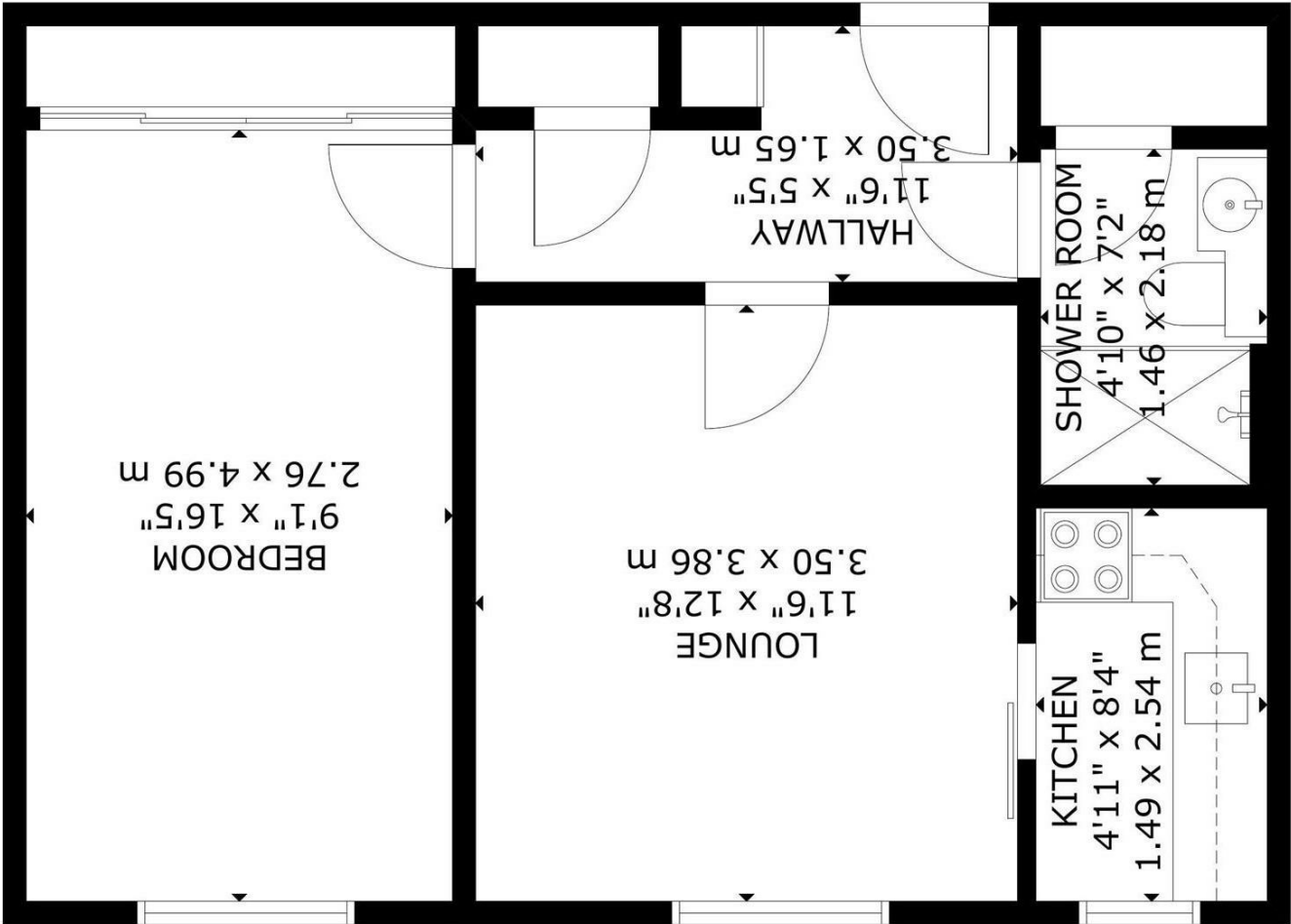
1 BATHROOM



GARAGE

Guardian Court,, Polegate

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Guardian Court,, Polegate

DESCRIPTION

SEE OUR 360 TOUR - A MOST COMFORTABLE 1-BEDROOMED SECOND FLOOR (TOP) FLAT FORMING PART OF THIS POPULAR RETIREMENT DEVELOPMENT. The accommodation features a living room, which enjoys a pleasant outlook of the rear communal gardens as well as having distant views of The South Downs, tastefully fitted kitchen to include oven hob and refrigerator, a double sized bedroom with built-in wardrobes and a modern shower room/wc. There is communal heating and hot water, double glazing, entry phone system and good storage facilities. Guardian Court provides a 24-hour alarm, resident estate manager, communal lounge and laundry, with outside drying area, guest suite with shower room and there are resident/guest lifts. Outside are nicely maintained communal gardens with parking areas. Polegate High Street is conveniently located within walking distance and has various shops, medical centres and a mainline railway station. Bus services pass at the rear of Guardian Court, along Hailsham Road and connect with surrounding districts and towns. NO ONGOING CHAIN.



Guardian Court,, Polegate

**Entrance**  
Communal front and rear doors into Communal Entrance Hall. Resident/Guest lift and stairs to second floor. Private front door to flat.

**Hallway**  
With a shelved recess area and is ideal for an appliance, Openreach socket, radiator, built-in store cupboard housing the fuse box.

**Living Room** 3.92 x 3.54 (12'10" x 11'7")  
A most Comfortable room with a double glazed window enjoying a pleasant outlook of the rear communal gardens and has distant views of The South Downs, television aerial point, telephone point, entry phone, radiator, part glazed sliding door to kitchen.

**Kitchen** 2.58 x 1.51 (8'5" x 4'11")  
Tastefully fitted consisting of a sink unit with mixer tap set into work surface, which extends to one side having base units under, incorporating cupboards and drawers as well as an integrated refrigerator and an AEG electric oven, electric hob, matching wall units, radiator, tiled walls, double glazed window overlooking the rear communal gardens.

**Bedroom** 4.99 x 2.76 (16'4" x 9'0")  
To include built-in wardrobes with sliding doors having cupboards above, telephone point, two radiators, double glazed window overlooking the rear communal gardens.

**Shower Room**  
Modern white suite consisting of a good size shower cubicle with sliding door, wall shower control and attachment, hand rails, wc, wash hand basin with mixer tap, mirror fronted wall cabinet

above and shaver point, radiator, extractor fan, matching shower panelled walls, built-in shelved linen cupboard.

**Communal Areas**  
Guardian is set within nicely maintained gardens to include a pleasant patio area, which has access from the lounge. There are also parking areas, recycling refuge store, and an outhouse/store for mobility scooters with charging points.

**Council Tax**  
The property is in Band B. The amount payable for 2024-2025 is £1,939.54. This information is taken from voa.gov.uk

**EPC=C** - approximately 48 square metres or 516 square feet.