



Leasehold

£129,950



2 BEDROOM



1 RECEPTION



1 BATHROOM

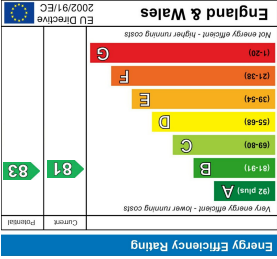
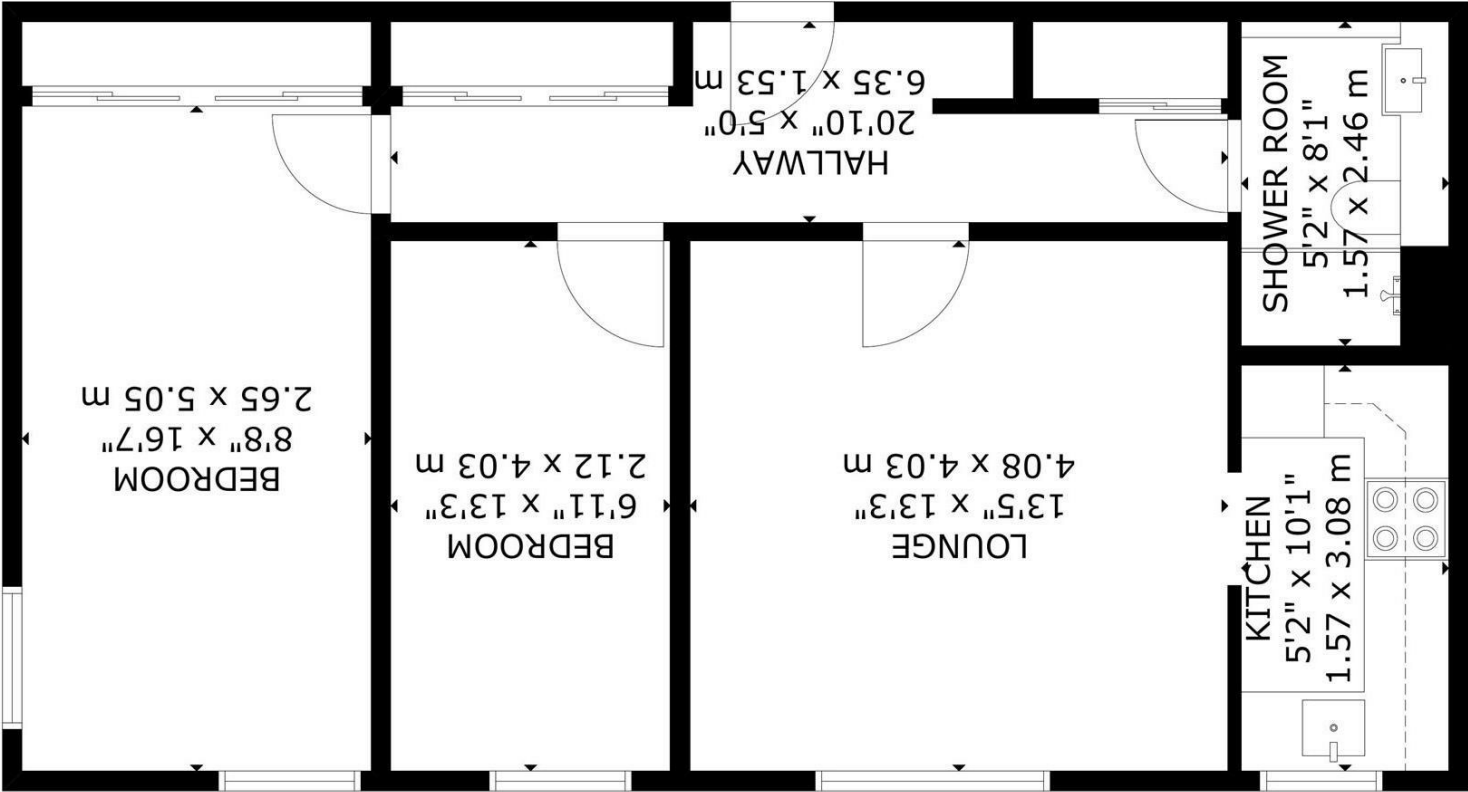


0 GARAGE



- 2 Bed First Floor
- Retirement Flat
- For Over 60s
- Modern Kitchen
- Living Room
- Shower Room/wc
- Resident Est Manager
- 24-Hour Alarm & Lift
- Com Lounge & Laundry
- Com Gardens & Parking

Guardian Court, Polegate



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# Guardian Court, Polegate

## DESCRIPTION

Retirement Flat For Over 60s - 2 Bedrooms - First Floor - Pleasant Living Room - Modern Kitchen - Shower Room/wc - Com Heating & Hot Water - Double Glazing - 24 Hr Alarm - Estate Manager - Lift - Com Lounge & Laundry - Nicely Maintained Com Gardens - Com Parking - SEE 3D TOUR

A spacious 2-bedroomed first floor flat for the over 60s forming part of this popular retirement development conveniently located for Polegate High Street. There is a pleasant living room with access to a modern fitted kitchen to include appliances, fitted wardrobes to bedroom one and there is a shower room/wc. The flat has communal heating & hot water, which is included in the monthly fees, double glazed windows, excellent storage facilities and an entryphone. Guardian Court provides a 24-hour alarm system, resident estate manager, communal lounge and laundry with outside drying area, lift, guest suite and outside are nicely maintained communal gardens and parking areas. NO ONGOING CHAIN.

Guardian Court is within walking distance of Polegate High Street, which has various shops, medical centres, bus services and a mainline railway station. Buses also pass to the rear of Guardian Court, at Hailsham Road and Polegate Community Centre is located nearby, at Windsor Way.



# Guardian Court, Polegate

Communal Entrance with entryphone system into Communal Hall, staircase and lift to First Floor, private front door -

Hallway

Living Room 4.10m x 4.04m (13'5" x 13'3")

Kitchen 3.10m x 1.57m (10'2" x 5'1")

Bedroom 1 5.00m x 2.65m (16'4" x 8'8")

Bedroom 2 4.01m x 2.13m (13'1" x 6'11")

Shower Room 2.47m max x 1.51m max (8'1" max x 4'11" max)

Council Tax  
The property is in Band C. The amount payable for 2024-2025 is £2,216.62. This information is taken from voa.gov.uk

The flat provides excellent storage facilities with two large cupboards having sliding doors with cupboards above in the hallway as well as a cloaks recess area. The pleasant living room overlooks Hailsham Road and has access into a tastefully modernised kitchen, which is well complemented with various matching wall and base units and includes a fitted electric oven, ceramic hob and an integrated refrigerator. The spacious main bedroom has a double aspect overlooking Hailsham Road and also has fitted wardrobes with sliding doors and cupboards above. The internal shower room/wc has a white suite with a good size shower cubicle having a thermostatically controlled wall shower and there is also an extractor fan