



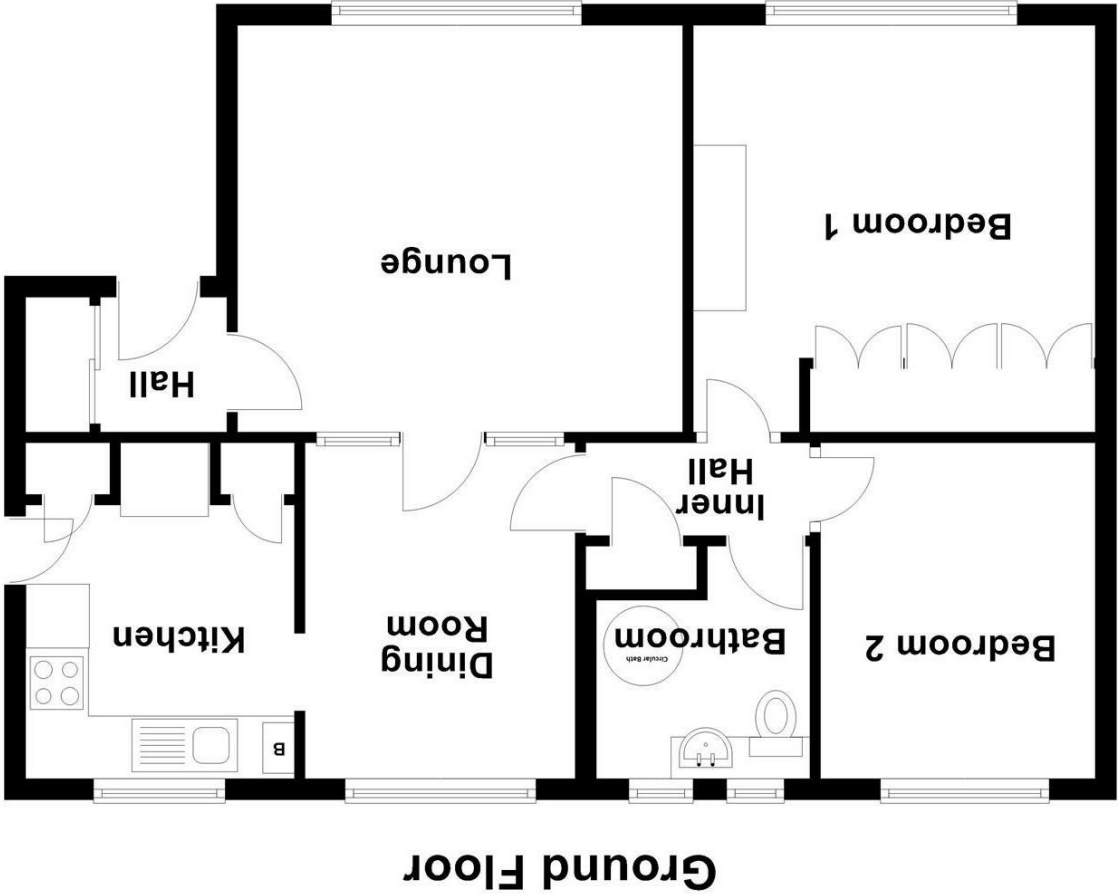
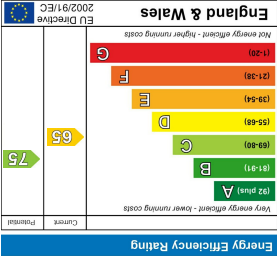
- Spacious Flat
- Ground Floor
- 2-Receptions
- Kitchen
- 2 Good Size Bedrooms
- Bathroom
- Gas c/h & Dbl glz
- Outside Storage Cupboard
- Modernisation Required
- LONG LEASE - NO CHAIN

Leasehold - Share of  
Freehold

£185,000



2 BEDROOM 2 RECEPTION 1 BATHROOM 0 GARAGE



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High Street, Polegate

DESCRIPTION

A SPACIOUS 2-BEDROOM, 2 RECEPTION ROOMED GROUND FLOOR FLAT CONVENIENTLY LOCATED IN POLEGATE HIGH STREET. The property is in need of some modernisation and also features a kitchen, with rear access to communal stairs and an outside storage cupboard, bathroom/wc with a circular walk-in bath, good size bedrooms as well as having a gas fired central heating system with combi boiler, double glazing and the flat has a long lease term to include a share of the freehold. Polegate High Street has various shops, medical centres, bus services and mainline railway station. Access to the A27 and A22 are close by and Eastbourne is approximately six miles. NO ONGOING CHAIN.



High Street, Polegate

**Entrance**  
Communal Entrance doors into Communal Entrance Hall with private front door.

**Entrance Hall**  
Having built-in cloaks cupboard with cupboards above - one housing the consumer unit and electric meter, part glazed door to lounge.

**Lounge** 3.96m 3.35m x 3.66m 2.13m (13' 11" x 12' 7")  
Having a tiled fireplace with fitted electric fire, television aerial connection, telephone point, radiator, double glazed window to front overlooking the High Street, glazed inner door with windows either side to Dining Room.

**Dining Room** 3.05m 1.52m x 2.44m 1.52m (10' 5" x 8' 5")  
radiator, thermostat, double glazed window to rear, sliding door to Kitchen.

**Kitchen** 3.05m 1.52m max x 2.13m 2.74m (10' 5" max x 7' 9")  
Consisting of base units with cupboards and drawers having laminated work surface above, sink unit with mixer tap, Belling ceramic electric hob with extractor above, adjacent Beko electric oven with cupboards above and drawers below, further work top/breakfast bar with shelf above, built-in shelved cupboards either side with cupboards above, wall mounted Worcester gas fired combi boiler, part mosaic style tiled walls, double glazed window to rear and further door to rear communal entrance, where there is an outside storage cupboard and this houses the gas meter.

**Bedroom 1** 3.66m 1.83m x 3.05m 1.83m min (12' 6" x 10' 6" min)  
A double size room having fitted wardrobes and bedside cabinets, telephone point, radiator, double glazed window to front over looking the High Street.

**Bedroom 2** 3.05m 1.52m x 2.44m 3.35m (10' 5" x 8' 11")  
Radiator, double glazed window to rear.

**Bathroom**  
Consisting of a walk-in circular sit down bath with mixer tap and shower attachment, shower curtain rail and hand rail, wash hand basin with mixer tap having cupboard under, wc, electric towel rail, radiator, wall heater, partly tiled walls, two frosted double glazed windows.

**Outside**  
There are Communal Gardens and to the rear of Elizabeth Court is a Communal Dustbin Area.

**Council Tax**  
The property is in Band B. The amount payable for 2023-2024 is £1,939.54. This information is taken from voa.gov.uk

**EPC=D** - approximately 66 square metres or 710 square feet.