



Brookside Avenue, Polegate



- Retirement Bungalow
- For Over 60s
- Use of Patio
- Open Plan
- Modern Kitchen
- Lounge Area
- Double Bedroom
- Shower Room/wc
- Excellent Storage
- 24-Hour Alarm



Leasehold

£189,950

1 BEDROOM    1 RECEPTION    1 BATHROOM    0 GARAGE

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### DESCRIPTION

Sought After Retirement Bungalow - For Over 60s - 24 Hr Alarm System - Open Plan Kitchen/Reception - Use of Patio - Double Bedroom - Shower Room/wc - gas c/h & Dbl glz - NO ONGOING CHAIN

Set within the highly sought after Guardian Court development, this rarely available 1-bedroom semi detached retirement bungalow for the over 60s presents a wonderful opportunity for comfortable and convenient living.

The property features a bright and modern open plan kitchen/reception area, thoughtfully designed to maximise space and natural light, with access to use of a patio area, tastefully fitted kitchen to include appliances, a double size bedroom having wardrobes and a large built-in wardrobe/store, and a tiled shower room/wc. There is excellent storage facilities with the benefit of a useful outside storage cupboard, gas fired central heating system and double glazing.

Guardian Court provides a 24-hour alarm system and the advantage of a resident estate manager. There is a communal lounge, laundry and guest suite (subject to availability) and Guardian Court also has nicely maintained communal gardens, communal parking areas and a store for housing mobility scooters.

Polegate High Street is close by having various shops, medical centres, bus services and a mainline railway station. Bus services also pass along Hailsham Road and Polegate Community Centre is located at nearby Windsor Way.



## Brookside Avenue, Polegate

Part frosted double glazed front door into Entrance Hall.

Open Plan Kitchen/Reception

Lounge Area 4.49m max x 3.48m max (14'8" max x 11'5" max)

Kitchen Area 2.68m x 2.62m (8'9" x 8'7")

Bedroom 3.44m x 3.29m (11'3" x 10'9")

Shower Room 2.58m x 1.36m (8'5" x 4'5")

Council Tax

The property is in Band B. The amount payable for 2026-2027 is £2,147.22. This information is taken from voa.gov.uk and we recommend verification prior to exchange of contracts.

In the entrance hall is a built-in cloaks cupboard housing the gas meter and consumer unit, built-in shelved airing cupboard housing the hot water cylinder and there is access to an insulated loft. The kitchen is tastefully fitted to include a Cannon electric oven, Indesit washing machine, Bosch fridge/freezer and there is a wall mounted Worcester gas fired boiler. From the lounge area is access to use of a patio and the bedroom includes the wardrobes and also has a large walk-in wardrobe/store with light. The tiled shower room has a white suite consisting of a corner shower cubicle. Outside, at the front, is a bin store and a good size storage cupboard.