



Leasehold

£189,950



1 BEDROOM



1 RECEPTION



1 BATHROOM



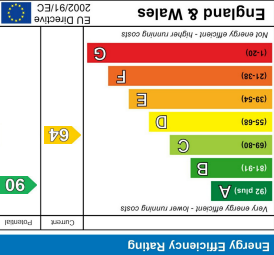
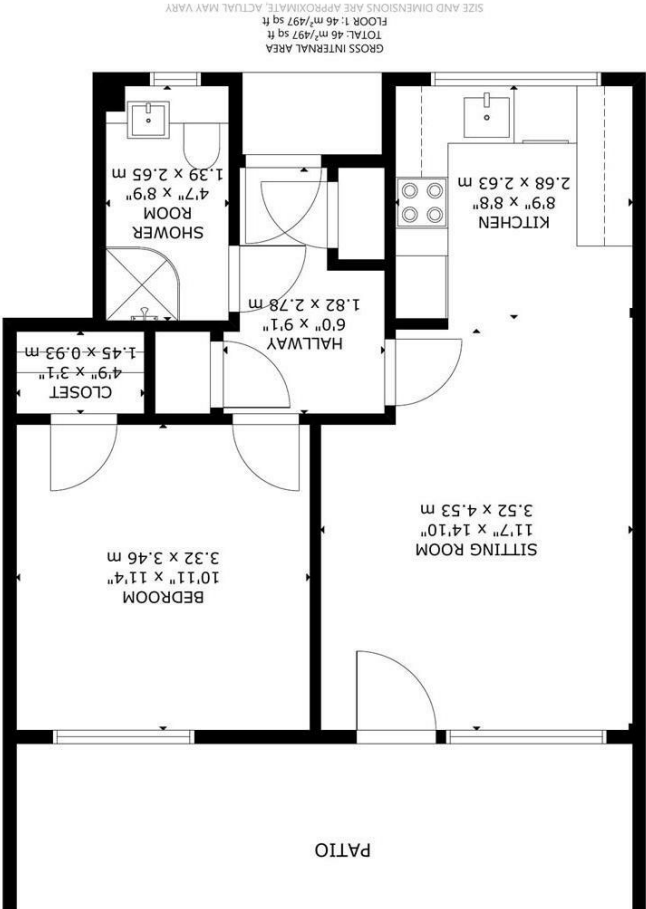
0 GARAGE

Brookside Avenue, Polegate

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



Tel: 01323 483348
www.archerandpartners.com

48 High Street | Polegate | East Sussex | BN26 6AG

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Brookside Avenue, Polegate

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.