

Leasehold - Share of Freehold

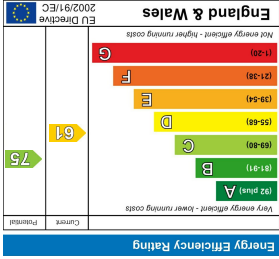
£215,000

2 BEDROOM 1 RECEPTION 1 BATHROOM GARAGE

Elizabeth Court, Polegate



- IDEAL FIRST TIME BUY
- Tastefully presented
- Spacious 2nd floor (top)
- 2-Reception Rooms
- Stylish Kitchen
- 2 Good Sized Bedrooms
- Lovely Shower Room/wc
- Gas c/h & Dbl Glz
- Parking Space
- S/H F/hold & Long Lease



Elizabeth Court, Polegate

DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - A SPACIOUS AND TASTEFULLY PRESENTED 2-BEDROOMED SECOND (top) FLOOR FLAT CONVENIENTLY LOCATED IN THE HIGHT STREET. This lovely home is an ideal first time purchase and features a most comfortable lounge with pleasant outlook overlooking the High Street towards St. Johns Church. separate dining room, a stylish fitted Kitchen to include oven, hob, refrigerator and freezer as well as having access to the rear communal staircase and storage cupboard, good sized bedrooms and a modern shower/wc. The flat also has gas fired central heating, double glazing, rear car parking space and a share of the freehold with a long lease term. Polegate High street has a variety of shops, medical centres, bus services and a mainline Railway Station. Access to the A22 and A27 is close by and Eastbourne is approximately 6 miles. VIEWING IS STRONGLY RECOMMENDED.



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Entrance
Communal entrance with staircase to second (top) floor, private front door into Entrance Hall with telephone point, fitted hanging rail, shelf with cupboards above - one housing the consumer unit and electric meter. Door leading to lounge.

Lounge 4.27mx3.91m (14'0x12'10)
A most comfortable and bright room having a double glazed window overlooking The High Street and across Polegate, television aerial, radiator, two wall light points, inset ceiling spotlights, glazed door with matching glazed panels either side to the dining room.

Dining Room 3.25mx2.57m (10'8x8'5)
Radiator, double glazed window to rear having a pleasant outlook, doorway to Kitchen.

Kitchen 3.25mx2.39m (10'8x7'10)
Nicely fitted consisting of various base units incorporating cupboards and drawers as well as having integrated refrigerator and freezer, plumbing and space for washing machine, ample laminated work surfaces, sink unit with mixer tap, Diplomat electric oven with cupboards above and below, matching wall units with pelmet lighting, Diplomat electric hob with extractor above, part brick designed tiled walls, wall mounted Baxi gas fired boiler, door to rear communal staircase - where there is an outside storage cupboard housing the gas meter, double glazed window to rear having a pleasant outlook. Frosted glazed door from the dining room to the inner Hall

Inner Hall
Built-in airing cupboard housing the hot water cylinder and fitted immersion.

Bedroom 1 3.91mx3.78m (12'10x12'5)
A good sized room with wall light points, radiator, double glazed window to front having a pleasant outlook overlooking the High Street.

Bedroom 2 3.25mx2.74m (10'8x9'0)
Radiator, double glazed window to rear.

Tiled Shower Room
Tastefully fitted with a modern white suite consisting of corner shower cubicle, Mira shower and attachment, wash hand basin with mixer tap set into vanity shelf with units under, wc, wall light point, heated towel rail, inset ceiling lights, two frosted double glazed windows.

Outside
Elizabeth court is set within communal gardens and located at the rear is a car parking space.

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=D - approximately 71 square metres or 764 square feet.