

Kensington Way, Polegate



- 3D Virtual Tour
- Open Plan Living
- Top Floor Apartment
- Modern Development
- Long Lease
- Two Double Bedrooms
- Ensuite Shower Room
- Very Well Presented
- Car Park
- GUIDE £310K - £320K

Leasehold

£210,000

Price guide



2 BEDROOM

1 RECEPTION

2 BATHROOM

0 GARAGE

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DESCRIPTION

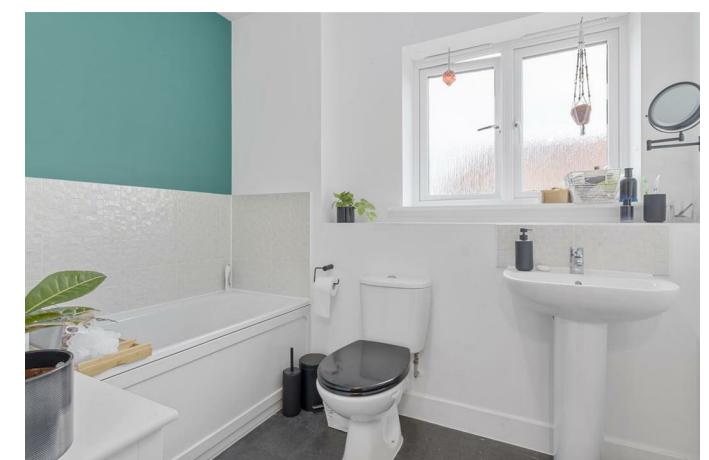
GUIDE PRICE £210,000 - £220,000 | D Virtual Tour | Top Floor Flat | Far Reaching View Across The Levels | Open Plan Living | Two Double Bedrooms | Ensuite To Main Room | Energy Efficient | Gas Central Heating | Long Lease | Parking Space |

Archer & Partners are pleased to bring to the market this beautifully presented two bedroom top floor apartment, located within the sought after Mill development in Polegate. The property is ideally placed within easy reach of Polegate High Street with its range of shops, amenities and mainline railway station, making it a convenient choice for both commuters and locals.

The accommodation is arranged with a welcoming entrance hall leading through to a bright and spacious open plan lounge, kitchen and dining area, providing a sociable living space. The main bedroom is a generous double and benefits from its own ensuite shower room, while the second bedroom is also of good size and is served by a family bathroom.

This apartment offers a fantastic opportunity for first-time buyers, downsizers or investors seeking a well presented home in a popular and well connected location.

Further notes of interest include a long lease with a combined ground rent and service charge of approximately £2,113 per annum (£365 ground rent and £1,748 service charge most recent).



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The Area

The Mill development is a well-regarded residential area in Polegate, designed with a mix of modern homes and landscaped spaces, giving the neighbourhood a smart and contemporary feel. It is particularly popular with commuters and families due to its convenient setting and access to local facilities.

Polegate High Street is close by and offers a range of everyday amenities including a selection of shops, cafés, restaurants, a pharmacy, doctors' surgery, and a post office. Larger supermarkets such as Tesco, Asda and Waitrose are all within easy reach in Hailsham and Eastbourne.

For travel and connectivity, Polegate's mainline railway station is within walking distance, providing direct services to London Victoria, Brighton, Eastbourne, and Hastings, making it a strong choice for those who need reliable links into the city or along the coast. The A27 and A22 are also easily accessible, offering convenient road connections across Sussex and beyond.

The surrounding area is rich in countryside and leisure opportunities. The South Downs National Park is only a short drive away, with scenic walks, cycle routes and outdoor activities, while the seafront at Eastbourne provides a traditional coastal setting with beaches, a pier and the promenade. Schools in the area are well-regarded, and the community feel of Polegate continues to appeal to a wide range of buyers.