



## Windsor Way, Polegate



## Leasehold



£155,000



 1 BEDROOM



 1 RECEPTION



1 BATHROOM



© GARAGE

## Windsor Way, Polegate

## DESCRIPTION

IDEAL FIRST TIME BUY or INVESTOR TO LET - SEE OUR 3D VIRTUAL TOUR - First Floor Flat - Parking Space - Extended Lease Term - Lounge - Kitchen - Appliances Included - Bedroom - Bathroom/wc - Modern Electric Heaters - Double Glazing - NO ONGOING CHAIN

A 1-bedroomed purpose built first floor flat considered ideal for first time buyers or for an investor to let. The tastefully presented accommodation provides a fitted kitchen to include an electric oven, hob, washer/dryer and fridge/freezer, a comfortable lounge overlooking the rear communal gardens, good size bedroom having a pleasant outlook at the front and a bathroom/wc with a Mira power shower and heated towel rail. Outside are rear communal gardens, dustbin store area and there is the advantage of a front car parking space. NO ONGOING CHAIN

Windsor Court is located on the favoured Sayerlands estate close to Polegate Primary School and The Cuckoo Trail. Adjacent to The Community Centre, in Windsor Way, is access to Polegate High Street, which has various shops, medical centres, bus services and a mainline railway station connecting to Eastbourne, Brighton and London Victoria. At the end of nearby Hailsham Road, is Copshall Farm Roundabout, providing access to the A27 and A22, and Eastbourne is approximately 6 miles.



## Windsor Way, Polegate

Communal Entrance into Communal Hallway with stairs rising to the First Floor.

Lounge 3.76m x 3.03m (12'4" x 9'11")

Kitchen 3.64m x 2.10m (11'11" x 6'10")

Bedroom 3.73m x 3.07m (12'2" x 10'0")

Bathroom 2.65m max x 1.95m max (8'8" max x 6'4" max)

### Outside

To the front of Windsor Court is a Car Parking Space. There are rear Communal Gardens and a Communal Dustbin Store area.

### Council Tax

The property is in Band A. The amount payable for 2025-2026 is £1,750.92. This information is taken from [voa.gov.uk](http://voa.gov.uk)

Hallway - built-in cupboard housing the consumer unit and electric meter.

Lounge - overlooks rear communal gardens and has a modern Dimplex high heat retention heater.

Kitchen - includes an electric oven & hob, washer/dryer and fridge/freezer.

Bedroom - enjoys an open outlook at the front and has a built-in cupboard housing a pressurised cylinder for hot water and a modern Dimplex high heat retention heater.

Bathroom - has a modern white suite, Mira power shower and a heated towel rail.

