



Brookside Avenue, Polegate



- For Over 60s
- Quality Fitted Kitchen
- Integrated Appliances
- Open Plan Design
- Use of Patio Area
- Double Bedroom
- Excellent Storage
- Gas c/h & Dbl glz
- Outside Store
- NO ONWARD CHAIN



Leasehold

£210,000

1 BEDROOM  
 1 RECEPTION  
 1 BATHROOM  
 0 GARAGE

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### DESCRIPTION

FOR OVER 60s - Retirement Bungalow - Quality Fitted Kitchen - Integrated Appliances - Use of Patio Area - Lounge - Double Bedroom - Shower Room - 24-Hour Alarm - Gas c/h & Dbl glz - Outside Storage Cupboard - Communal Gardens - Communal Parking - SEE OUR 3D VIRTUAL TOUR

This delightful one-bedroom semi detached retirement bungalow, exclusively for the over 60s, offers comfortable open plan retirement living featuring a high quality Nobilia aqua fitted kitchen with a range of soft closing units, ample work surfaces and integrated appliances. The bright and spacious lounge provides a pleasant living area with access to use of a patio, a generous double bedroom benefits from a large walk-in wardrobe and a modern shower room/wc is fitted with a stylish white suite. Further features include gas fired central heating, double glazing, excellent internal storage facilities, and an additional outside storage cupboard.

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 there are also 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

### Entrance Hall

Lounge 4.50m max x 3.49m max (14'9" max x 11'5" max)

Kitchen 2.68m x 2.57m (8'9" x 8'5")

Bedroom 3.44m x 3.28m (11'3" x 10'9")

Shower Room 2.53m x 1.37m (8'3" 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

The entrance hall features a built-in cloaks cupboard housing the consumer unit and gas and electricity meters, together with a further built-in shelved linen cupboard and access to an insulated loft space.

The lounge provides access to use of a patio area and benefits from an impressive open-plan layout leading to a quality fitted Nobilia kitchen. Thoughtfully designed, the kitchen comprises matching aqua coloured soft closing units incorporating a corner carousel, marble-effect ceramic work surfaces with an inset sink unit and remote controlled pelmet lighting. Integrated appliances include a Neff electric oven with a hide-and-slide door and a Hoover washing machine - both with Wi-Fi capability, together with an induction hob and extractor above, a slimline dishwasher, an Electrolux fridge/freezer as well as a wall mounted Vaillant gas fired combi boiler.

The generously sized double bedroom includes a useful walk-in wardrobe with lighting, while the

shower room is fitted with a modern white suite featuring a spacious shower cubicle having a rainfall shower.

Externally, the property benefits from a bin cupboard and a generously sized storage cupboard with light.

