



9 THE CENTRE HIGH STREET POLEGATE

£775 PCM

AVAILABLE BEGINNING-MIDDLE MAY UNFURNISHED - This one bedroom second floor apartment is conveniently located within Polegate Town Centre with amenities, and Mainline Train Station on its doorstep. The property comprises of an open plan kitchen/living room, living room has carpet, radiator, windows opening to: kitchen comprising of a number of wall and base units, space for a freestanding fridge freezer, electric oven and hob, a stainless steel sink and drainer, utility cupboard housing space and plumbing for washing machine, master bedroom is a double with UPVC double glazed window overlooking the high street, family bathroom with heated towel radiator, shower over bath, basin and w/c. The property benefits from a electric boiler for heating, hot water cylinder, UPVC double glazed windows throughout, close by to bus routes and Polegate's Mainline Railway Station. EPC - D. Council Tax Band - B £2,042.74 for the period 2025/26 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- ONE DOUBLE BEDROOM • SECOND FLOOR APARTMENT • ELECTRIC BOILER & HOT WATER CYLINDER • CLOSE BY TO THE CUCKOO WALK

* One Double Bedroom Second Floor (Top) Apartment

* Open Plan Kitchen/Living Room

* Storage Cupboard in Hallway

COMMUNAL ENTRANCE

Accessed via the pedestrianised area.

COMMUNAL HALLWAY

Stairs leading to first floor landing:

LANDING

Door to Inner hallway and leading to stairwell leading to second floor (top).

LANDING

Leading to lobby.

LOBBY

Leading to:

APARTMENT ENTRANCE

HALLWAY

Carpet, radiator, room thermostat, entryphone, cupboard housing hot water cylinder, electric boiler, and consumer unit. doors leading to all rooms:

OPEN PLAN KITCHEN/LIVING ROOM

16'5" x 10'7"

LIVING ROOM

Carpet, radiator, TV Points, two UPVC double glazed windows overlooking the High Street, opening too:

KITCHEN

Tiled flooring, range of wall and base units with worktop over, stainless steel sink one and a half bowl with drainer and mixer tap, electric oven and hob, space and plumbing for a washing machine, space for a freestanding fridge freezer.

BEDROOM

18'6" x 6'6"

Carpet, radiator, TV point, UPVC double glazed window overlooking the High Street.

BATHROOM

9'10" x 4'9"

Tiled floor, part tiled walls, white suite comprising: bath with shower over, basin, and w/c, heated towel radiator, mirror and skylight.

PARKING

On street parking.



- POLEGATE TOWN CENTRE • CLOSE BY TO AMENITIES AND POLEGATE TRAIN STATION • ON STREET PARKING • SUITABLE FOR A SINGLE PERSON OR COUPLE • EPC - D • COUNCIL TAX - B

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (B) which is approximately £2,042.74 for the period 2025/26 and is excluded from the rent.

MEASUREMENT INFORMATION

Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

REFERENCES & HOLDING PAYMENT

* IMPORTANT *

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to

take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 or email info@charlescox.co.uk.

VIEWING INFORMATION

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 or email info@charlescox.co.uk.

MOBILE PHONE & BROADBAND COVERAGE

For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk

- * On Street Parking
- * Central Location
- * Moments from Train Station







AVAILABLE.

Charles Cox

Property Lettings

01323 894400 info@charlescox.co.uk

Additional Information

Local Authority - Wealden District Council
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - 602.78 sq ft
Tenure -



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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