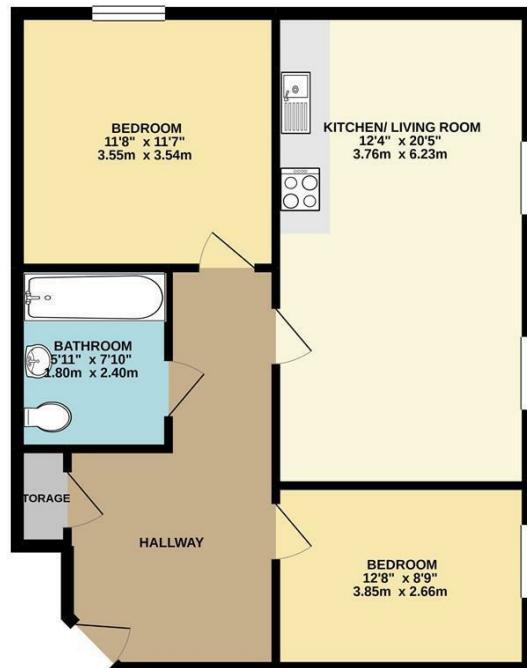


6 THE CENTRE HIGH STREET POLEGATE, BN26 6DU

£1,050 PCM

AVAILABLE NOW - UNFURNISHED - This two bedroom top floor flat 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 looking which is a double aspect and have views of the railway line, and views of the Downs, kitchen comprising of a number of wall and base units, with space and plumbing for a washing machine, space for a freestanding fridge freezer, electric oven and hob, a stainless steel sink and drainer, master bedroom and bedroom two are both doubles with views of the Downs, bathroom with radiator, shower over bath, basin and w/c. The property benefits, UPVC double glazed windows throughout, close by to bus routes and Polegate's Mainline Railway Station. EPC - E. Council Tax Band - B £2,028.79 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.

GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(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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