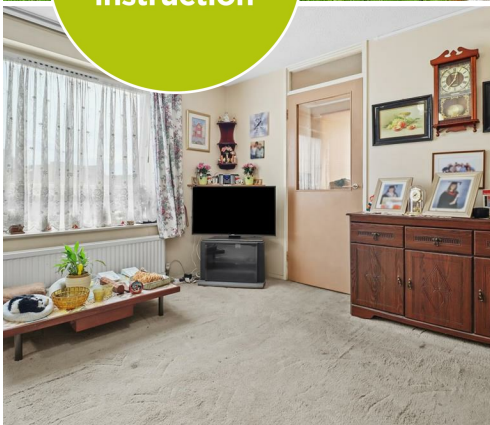




HOME + CASTLE
ESTATE AGENTS

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Brookside Avenue, Polegate, BN26

Leasehold | Flat | 1 Bedrooms

****CHAIN FREE**** ****Over 60's ONLY**** Home and Castle Estate Agents are delighted to offer this one bedroom first floor flat located within Guardian Court in the heart of Polegate. The property comprises private entrance hall, spacious lounge/dining room, kitchen, double bedroom with fitted wardrobes and a modern fitted shower room. Additional benefits include, gas central heating, main entrance with access to communal lounge and laundry room along with home managers office. There is a lift to all other floors and stair access.

FOR SALE
LEASEHOLD
£100,000

Main Entrance and information

Enter the building via the main entrance which has a door entry/ intercom system. Turn right and follow the corridor where you will find the lift and stairs leading to the first floor. Leave the lift and turn left past a small seating area to the flat entrance.

The managers office is located at the main entrance.

At ground floor level you will also find the communal lounge area, laundry room, and exits to communal gardens and clothes drying area.

Inner Hallway

Solid wood door leads to the entrance hall with cloaks area and an additional spacious storage cupboard with shelving. Power points and light fitting. Fire alarm and emergency pull cords are installed. Carpet and doors leading to shower room, bedroom and lounge.

Lounge 13'1" x 13'3" (4.01m x 4.05m)

Casement window, radiator, carpet, pendant light, power sockets, entry phone system, Television aerial point, part glazed door to the Kitchen.

Kitchen 8'7" x 4'11" (2.62m x 1.52m)

A range of base, wall & drawer units with fitted work surfaces. Single drainer sink, electric cooker point, space for fridge freezer and additional appliances. Fluorescent light, power sockets, radiator, part tiled walls, emergency pull cord, casement window overlooking the communal gardens.

Bedroom 12'1" x 10'0" (3.69m x 3.05m)

Casement window, fitted wardrobes & cupboards, radiator, pendant light, power sockets, emergency pull cord and carpet.

Shower Room 7'4" x 4'11" (2.26m x 1.52m)

Modern fitted walk in shower with sliding doors and chrome shower attachments. Fitted wash hand basin and WC. Wall mounted mirror cabinet with shaver point, part tiled walls, radiator and an airing cupboard with shelving.

Communal gardens/parking

Guardian Court is set in pleasant communal gardens

There is also a designated parking area for visitors with some further on road parking.

Lease information and Maintenance

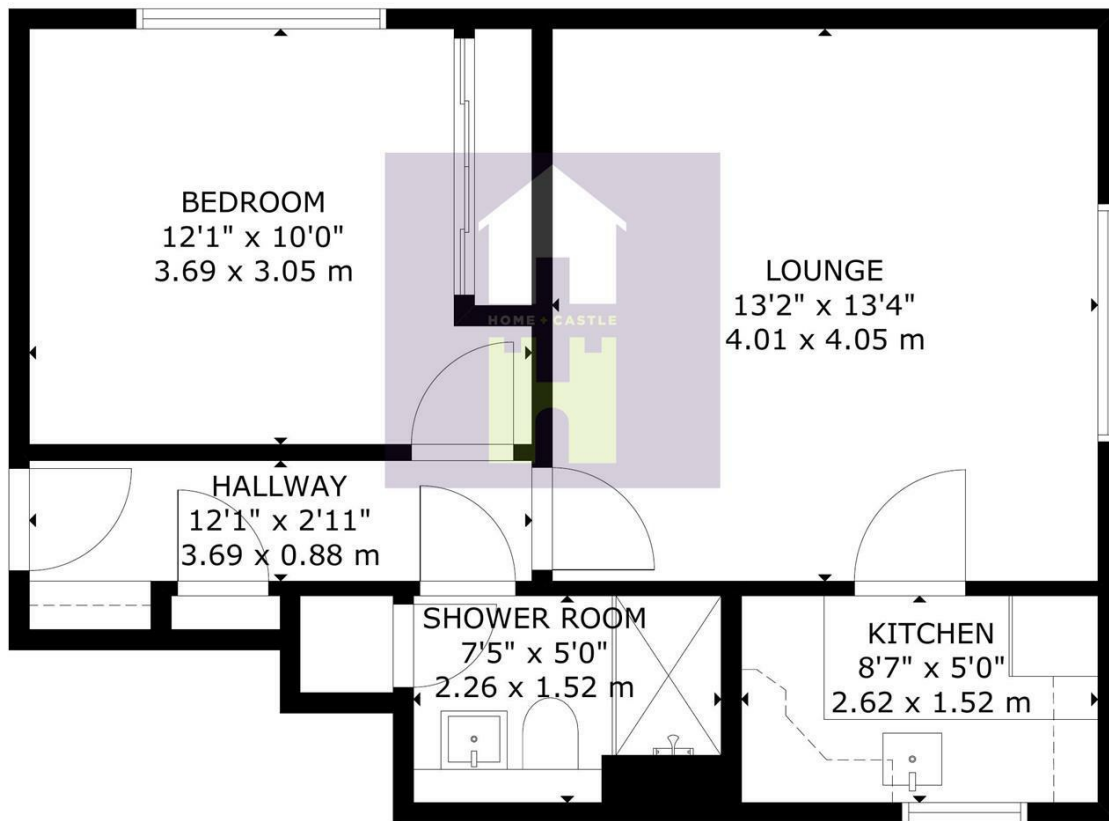
We have been verbally advised of the following information:

Lease: 99 years from 1998- 74 YEARS LEFT.

Maintenance charges: are £286.11 pcm.

COUNCIL TAX BAND B

Floor Plan



GROSS INTERNAL AREA
 TOTAL: 41 m²/446 sq ft
 FLOOR 1: 41 m²/446 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.