



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



**VIEWING HIGHLY
RECOMMENDED**



Honeycrag Close, Polegate, BN26 6QJ

Leasehold | Flat | 1 Bedrooms

Home + Castle are pleased to present this CHAIN-FREE, 1-bedroom, first-floor flat nestled in a peaceful cul-de-sac within walking distance of Polegate town centre.

The flat offers easy access to various local amenities with shops and bus routes in close proximity. The current owners have significantly upgraded and installed new electric heaters, new insulation and have new extractor units which has enhanced the EPC rating. Allocated parking space.

An ideal purchase for first-time buyers or those retiring looking for a quiet yet convenient home. Polegate mainline station has direct transport links to London Victoria, Brighton, and Gatwick making this the perfect property for those commuting. Viewing is highly recommended.

FOR SALE
LEASEHOLD
£150,000

Approach

Lynton Court is Located in a quiet cul-de-sac location surrounded by numerous tree and shrub borders.

Entrance Hall

Laminate flooring, spot lights, power points and door entry phone.

Living room 14'6" x 8'7" (4.44 x 2.63m)

Double glazed window to front aspect, newly installed electric heater, wood effect laminate flooring, down lights and power points. Archway to Kitchen.

Kitchen 6'9" x 7'9" (2.06 x 2.38m)

A range of base, wall and drawer units with fitted worksurfaces.. Fitted electric hob, oven with extractor fan above. Stainless steel sink, space for fridge freezer and space and plumbing washing machine, Downlights and wood effect laminate flooring.

Bedroom 14'6" x 8'1" (4.44 x 2.48m)

Double glazed window to the front aspect, carpet, down lights, power points and newly installed electric heater.

Bathroom 7'3" x 5'6" (2.21 x 1.70m)

Modern white suite comprising panelled bath with fitted electric shower, pedestal sink with stainless steel taps, WC, laminate wood effect flooring, down and extractor fan.

Additional information

We are advised by the current owners of the following
Allocated Parking Space

Lease term remaining - 89 years

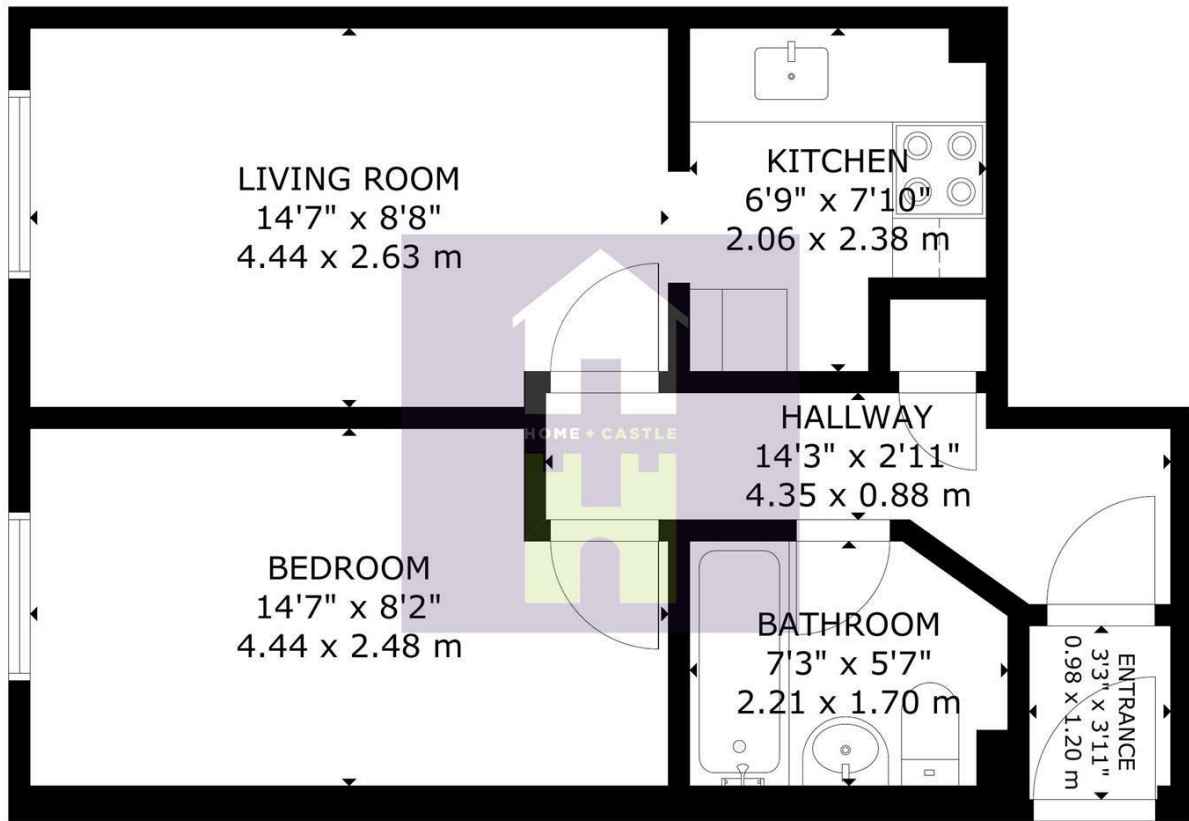
Maintenance charges - £450 (approx) every 6 months

Ground rent - £150 per annum.

Recent works have been done to improve the EPC report:

- installation of all new wall-mounted electric heaters in the different rooms
- insulation in the dormers.
- installation of new extractor units

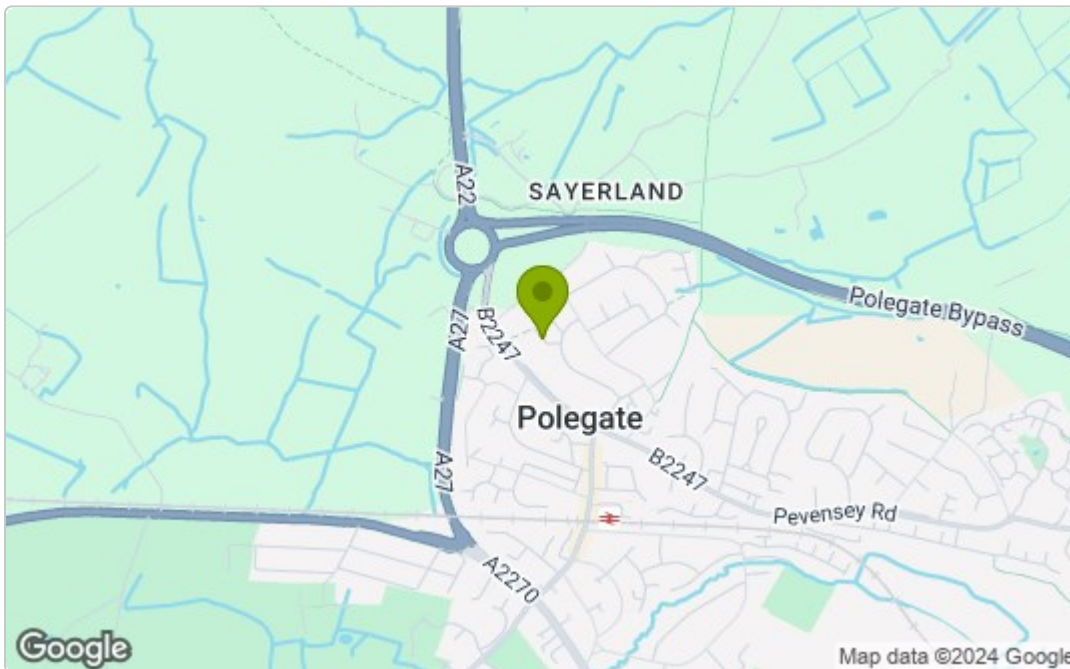
Floor Plan



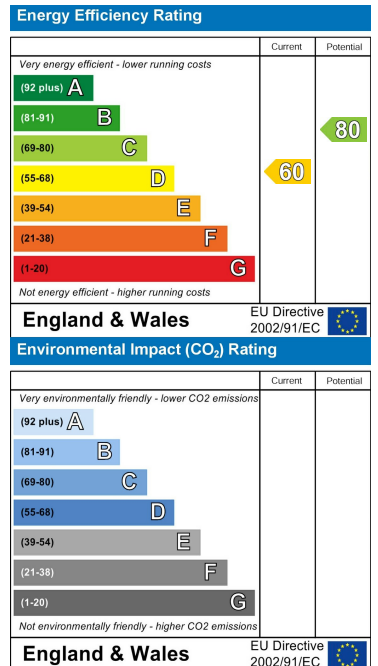
GROSS INTERNAL AREA
TOTAL: 38 m²/412 sq ft
FLOOR 1: 38 m²/412 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Area Map



Energy Efficiency Graph



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.