



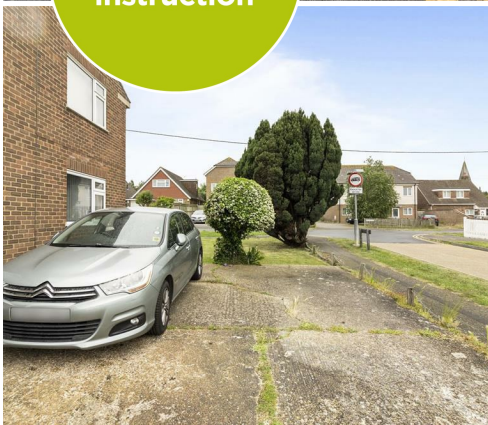
**HOME + CASTLE**  
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**VIEWING HIGHLY  
RECOMMENDED**



**new  
instruction**



## Walnut Court, St. Johns Road,

Share of Freehold | Apartment | 2 Bedrooms

A well presented two bedroom apartment that has share of freehold, allocated parking and low outgoings. Perfectly positioned close to Polegate's High Street and train station. Located on the first floor of this purpose built building, the apartment has distant views of The South Downs from dual aspect rooms. Offered to the market with no onward chain.

**FOR SALE**  
**SHARE OF**  
**£190,000**

### Approach

To the front of the property there is a lawn area with a pathway leading to the communal entrance door. To the side and rear of the property there is hard standing parking area.

for illustration purposes only and are only included if integrated, built-in, or specifically stated.

The well maintained communal stairway leads up to the first floor where the flat entrance door is located.

### Hallway

Storage cupboard, radiator, carpet and pendant light.

### Kitchen 9'2" x 6'0" (2.8 x 1.85)

Fitted with a range of wall and units finished with new white gloss doors. Stainless steel sink with drainer. Pantry cupboard with boiler. Extractor over space for cooker and further space for washing machine and fridge. Double glazed window to the rear aspect.

### Shower Room 6'6" x 5'4" (2 x 1.65)

Fully tiled walls with corner shower cubicle having thermostatic shower. Toilet and basin. Double glazed window with obscured glass. Extractor and radiator.

### Bedroom One 12'5" x 10'5" (3.8 x 3.2)

A lovely dual aspect room with built in wardrobes. Carpet, radiator and pendant light.

### Living Room 14'5" x 9'10" (4.4 x 3)

The double glazed window to the front offers distant views of The South Downs. There is another window to the side aspect. Electric fireplace, carpet and radiator.

### Bedroom Two 11'7" x 8'0" (3.55 x 2.45)

Double glazed window to the front, carpet and radiator.

### Parking

The flat comes with parking, 2 spaces if parked in tandem.

### Lease details

Share of freehold - 125 year lease commencing September 2001.

Please be aware that the lease does not allow pets within the property.

We understand that the annual maintenance charges are approximately £250 plus building insurance of approximately £250. Ground rent isn't applicable.

### Additional Information

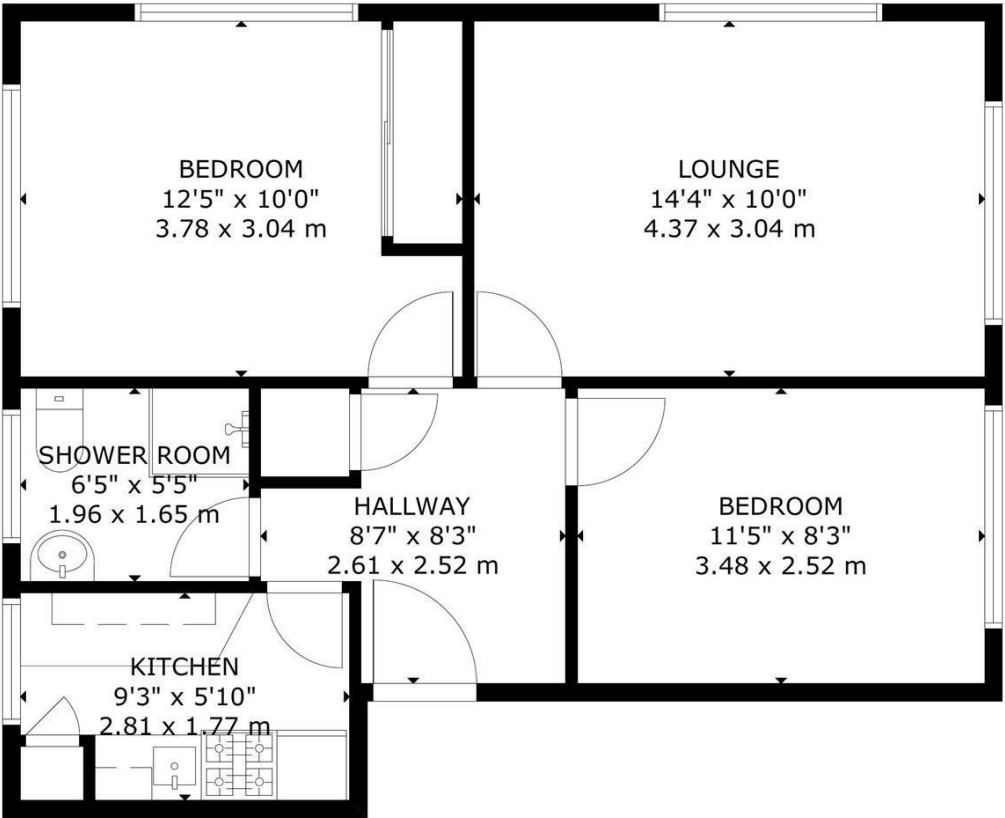
EPC Rating: C

Council Tax Band: B - Wealden

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are



Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 49 m<sup>2</sup>/532 sq.ft  
FLOOR 1: 49 m<sup>2</sup>/532 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

