



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



Lynholm Road, Polegate, BN26 6JW

| Flat | 2 Bedrooms

Home + Castle are pleased to present this recently modernised TWO BEDROOM FIRST FLOOR FLAT. Located in the popular area of Polegate, close to local shops, amenities and mainline railway station. The property comprises of its own private entrance and a spacious private garden. Benefitting from a recently fitted kitchen and bathroom.

INTERNAL VIEWINGS HIGHLY RECOMMENDED!

TO LET
£1,200 PCM

Entrance Hall

Approached via private front door, stairs leading to first floor landing.

First Floor Landing

First floor landing with access to loft space

Kitchen 10'9" x 6'5" (3.3m x 1.96m)

Recently fitted kitchen with a range of base, wall and drawer units. Built in electric oven, hob and extractor fan. Space for washing machine and fridge freezer.

Living Room 15'5" x 10'5" (4.72m x 3.2m)

Fitted carpet, double glazed window to front, pendant light fitting, ample power point sockets.

Bathroom/WC

White suite comprising of bath with shower over, wash hand basin, and WC, partly tiled walls.

Bedroom 1 12'0" x 11'3" (3.66m x 3.45m)

Double bedroom with built in wardrobe cupboard, fitted carpet, pendant light fitting, power point sockets.

Bedroom 2 10'11" x 10'0" (3.35m x 3.05m)

Double bedroom, fitted carpet, pendant light fitting, power point sockets.

Private Garden 31'11" x 24'0" (9.75m x 7.32m)

Spacious private garden, laid to lawn with a fence around the border.

Garage 15'5" x 8'0" (4.72m x 2.44m)

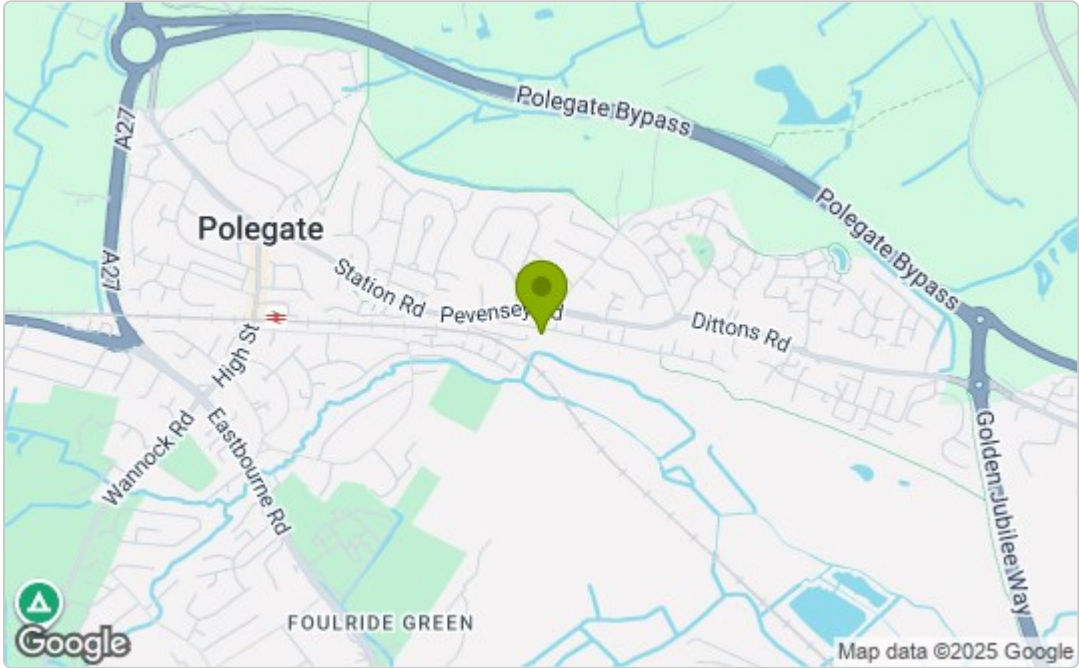
Situated at the rear of the property with up and over door

COUNCIL TAX

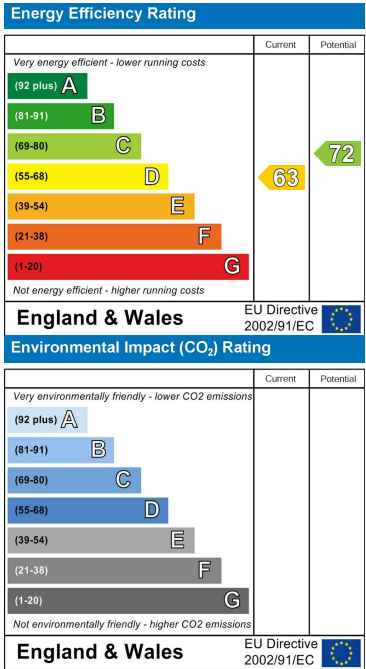
BAND-A

Floor Plan

Area Map



Energy Efficiency Graph



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